

Application ref: 2020/4796/L
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 and 12a St Giles Square
London
WC2H 8AP

Proposal:

Installation of 2 entrance doors to west elevation and external louvres at second floor level (east elevation); installation of wall between units at ground floor, infilling of internal void and removal of internal balustrade at first floor and other works associated with Class E use.

Drawing Nos: Design, Access and Heritage Statement & Schedule of Works prepared by MICA dated October 2020; Plant noise egress assessment, prepared by Sandy Brown dated 11 September 2020; Cover letter prepared by Gerald Eve dated 15 September 2020;

709-MICA-CH-00-DR-A-19010 PL1 Existing Ground Floor; 709-MICA-CH-00-DR-A-19015 PL1 Existing Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19110 PL2 Demolition Ground Floor; 709-MICA-CH-00-DR-A-19115 PL2 Demolition Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19210 PL2 Proposed Ground Floor; 709-MICA-CH-00-DR-A-19215 PL2 Proposed Reflected Ceiling Ground Floor Plan; 709-MICA-CH-02-DR-A-19012 PL1 Existing Second Floor; 709-MICA-CH-02-DR-A-19017 PL1 Existing Reflected Ceiling Second Floor Plan; 709-MICA-CH-02-DR-A-19112 PL2 Demolition Second Floor; 709-MICA-CH-02-DR-A-19212 PL2 Proposed Second Floor; 709-MICA-CH-ZZ-DR-A-19000 PL1 Site Location Plan; 709-MICA-CH-ZZ-DR-A-19011 PL1 Existing First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19016 PL1 Existing Reflected Ceiling First and First Mezzanine Floor

Plan; 709-MICA-CH-ZZ-DR-A-19020 PL1 Existing Section CC and KK; 709-MICA-CH-ZZ-DR-A-19021 PL1 Existing Section EE and LL; 709-MICA-CH-ZZ-DR-A-19030 PL1 Existing East Elevation; 709-MICA-CH-ZZ-DR-A-19031 PL1 Existing West Elevation; 709-MICA-CH-ZZ-DR-A-19111 PL2 Demolition First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19116 PL2 Demolition Reflected Ceiling First and First Mezzanine Floor Plans; 709-MICA-CH-ZZ-DR-A-19120 PL2 Demolition Section CC and KK; 709-MICA-CH-ZZ-DR-A-19121 PL2 Demolition Section EE and LL; 709-MICA-CH-ZZ-DR-A-19130 PL1 Demolition East Elevation; 709-MICA-CH-ZZ-DR-A-19131 PL1 Demolition West Elevation; 709-MICA-CH-ZZ-DR-A-19211 PL2 Proposed First and First Mezzanine Floors; 709-MICA-CH-ZZ-DR-A-19216 PL2 Proposed Reflected Ceiling First and First Mezzanine Plans; 709-MICA-CH-ZZ-DR-A-19220 PL2 Proposed Section CC and KK; 709-MICA-CH-ZZ-DR-A-19221 PL2 Proposed Section EE and LL; 709

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design, Access and Heritage Statement & Schedule of Works prepared by MICA dated October 2020; Plant noise egress assessment, prepared by Sandy Brown dated 11 September 2020; Cover letter prepared by Gerald Eve dated 15 September 2020;
709-MICA-CH-00-DR-A-19010 PL1 Existing Ground Floor; 709-MICA-CH-00-DR-A-19015 PL1 Existing Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19110 PL2 Demolition Ground Floor; 709-MICA-CH-00-DR-A-19115 PL2 Demolition Reflected Ceiling Ground Floor Plan; 709-MICA-CH-00-DR-A-19210 PL2 Proposed Ground Floor; 709-MICA-CH-00-DR-A-19215 PL2 Proposed Reflected Ceiling Ground Floor Plan; 709-MICA-CH-02-DR-A-19012 PL1 Existing Second Floor; 709-MICA-CH-02-DR-A-19017 PL1 Existing Reflected Ceiling Second Floor Plan; 709-MICA-CH-02-DR-A-19112 PL2 Demolition Second Floor; 709-MICA-CH-02-DR-A-19212 PL2 Proposed Second Floor; 709-MICA-CH-ZZ-DR-A-19000 PL1 Site Location Plan; 709-MICA-CH-ZZ-DR-A-19011 PL1 Existing First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19016 PL1 Existing Reflected Ceiling First and First Mezzanine Floor Plan; 709-MICA-CH-ZZ-DR-A-19020 PL1 Existing Section CC and KK; 709-MICA-CH-ZZ-DR-A-19021 PL1 Existing Section EE and LL; 709-MICA-CH-ZZ-DR-A-19030 PL1 Existing East Elevation; 709-MICA-CH-ZZ-DR-A-19031 PL1 Existing West Elevation; 709-MICA-CH-ZZ-DR-A-19111 PL2 Demolition First and First Mezzanine Floor; 709-MICA-CH-ZZ-DR-A-19116 PL2 Demolition Reflected Ceiling First and First Mezzanine Floor Plans; 709-MICA-CH-ZZ-DR-A-19120 PL2 Demolition Section CC and KK; 709-MICA-CH-ZZ-DR-A-19121 PL2 Demolition Section EE and LL; 709-MICA-CH-ZZ-DR-A-19130 PL1 Demolition East Elevation; 709-MICA-CH-ZZ-DR-A-19131 PL1

Demolition West Elevation; 709-MICA-CH-ZZ-DR-A-19211 PL2 Proposed First and First Mezzanine Floors; 709-MICA-CH-ZZ-DR-A-19216 PL2 Proposed Reflected Ceiling First and First Mezzanine Plans; 709-MICA-CH-ZZ-DR-A-19220 PL2 Proposed Section CC and KK; 709-MICA-CH-ZZ-DR-A-19221 PL2 Proposed Section EE and LL; 709-MICA-CH-ZZ-DR-A-19230 PL1 Proposed East Elevation; 709-MICA-CH-ZZ-DR-A-19231 PL1 Proposed West Elevation; 709-MICA-CH-ZZ-DR-A-19240 PL1 Proposed Glazed Units Details; ; 104180-PF-ZZ-00-SK-S-0003 01 Ground floor slab West facade upstand; 104180-PF-ZZ-01-SK-S-0002 02 First floor slab void infill; 104180-TN03 Technical Note

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of any new flooring at ground floor level

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting consent-

The proposal involves the installation of 2 entrance doors to the west elevation, external louvres to the east elevation at second floor level, installation of a partition wall between the units at ground floor, infilling of internal void and the removal of an internal balustrade at first floor.

The proposal to infill a section of floor, which was removed as a result of a previous consent, would restore the historic plan form and therefore would not harm the listed building. The creation of an additional unit by inserting internal partitions requires additional doors at ground floor level facing St Giles Square. The new doors match the existing framing in materials, proportion and design and would not harm the composition or appearance of the existing façade. The proposed louvres at second floor level have limited visibility and have been designed to match other 'louvred' parts of the building. The alterations would not harm the appearance of the listed building nor any historic fabric. The removal of modern fixtures and fixings is considered acceptable.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.


As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer