

Application ref: 2021/0326/L
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Date: 9 March 2021

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Prewett Bizley Architects
Second Floor
118a London Wall
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EC2Y 5JA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Corams Fields
Corams Fields & Harmsworth Memorial Playground
93 Guilford Street
London
WC1N 1DN

Proposal: Demolition of existing storage building and construction of new building to house substation on a similar footprint to the existing building.

Drawing Nos: Existing plans: 178 S1 01, 178 S1 10 A.

Proposed plans: 178 P1 00, 178 P1 01, 178 P1 10 A, 178 P1 20.

Supporting documents: Design and Access Statement 178 DOC 01 (Prewett Bizley Architects) January 2021, 178 DOC 02 - Heritage Statement & Impact Assessment (Prewett Bizley Architects) January 2021, 178 DOC 03 - Traffic Management Plan (Prewett Bizley Architects) January 2021, Arboricultural Impact Assessment 170110-PD-21 (TMA) January 2021, Noise Impact Assessment VC-103427-EN-RP-0001 R00 (Vanguardia) 8th January 2021.

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:

Proposed plans: 178 P1 00, 178 P1 01, 178 P1 10 A, 178 P1 20.

Supporting documents: Design and Access Statement 178 DOC 01 (Prewett Bizley Architects) January 2021, 178 DOC 02 - Heritage Statement & Impact Assessment (Prewett Bizley Architects) January 2021, 178 DOC 03 - Traffic Management Plan (Prewett Bizley Architects) January 2021, Arboricultural Impact Assessment 170110-PD-21 (TMA) January 2021, Noise Impact Assessment VC-103427-EN-RP-0001 R00 (Vanguardia) 8th January 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Walls

The walls of the building hereby approved shall be painted to match the neighbouring colonnade building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for approval:

The application building forms part of the surviving forecourt and perimeter colonnaded buildings to the former Foundling Hospital, now Coram's Fields Playground. The buildings are Grade II listed and date from the mid-eighteenth century with various later additions, alterations and reconstruction. These buildings are undoubtedly a unique and important collection of buildings within the London Borough of Camden.

The site is situated within the Bloomsbury Conservation Area, and also within a Grade II Registered Park and Garden, as well as within the setting of other listed heritage assets. It's a sensitive site in heritage terms.

This application relates to an existing tractor shed on the eastern side of Coram's Fields. The tractor shed is an unassuming structure which although of no particular architectural merit sympathetically occupies its site on account of the commonality of materials used and the similarity of architectural form.

There is great similarity in form and size between the existing and proposed buildings. The design will also be similar and will respect the character of existing buildings on Coram's Fields and will preserve the character of the grade II listed buildings and park and also the Bloomsbury Conservation Area.

The roof would have the same pitch as the neighbouring listed building. The existing tiles would be salvaged and reused. The new building would have a rendered finish. A condition is attached that the colour of the walls shall match the neighbouring listed colonnade building.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2019.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer