

Application ref: 2019/5989/L
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Development Management
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Bidwells
25 Old Burlington Street
London
W1S 3AN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Alfred Mews
London
W1T 7AA

Proposal:
Installation of two AC units and associated screen, and minor internal refurbishment (retrospective).

Drawing Nos: WPD40-01, WPD40-02, WPD40-03 rev B, WPD40-04, WPD40-05 rev A, WPD40-07 rev E, WPD40-08 rev G, WPD40-09 rev E, WPD40-13 rev B, WPD40-14 rev C, WPD40-15 rev B, WPD40-16 rev B, WPD40-17 rev B, WPD40-18, WPD40-19 rev A, WPD40-20 rev A, WPD40-21, WPD40-22 rev E, WPD40-23 rev G, WPD40-24 rev G, WPD40-25 rev A, WPD40-26 rev A, WPD40-28, WPD40-29 rev A, WPD40-34, WPD40-39 rev A, WPD40-42 rev A, WPD40-43, PC6484-EG01, PC6484-EG02, PC6484-E101, PC6484-E102, PC6484-E201, PC6484-E202, C1480/M/03 rev AF, C1480/M/02 rev AF, C1480/M/01 rev AF, Toshiba VRF data sheet, Toshiba Digital Inverter Outdoor data sheet, Polar 54 design guide, Heritage Statement dated October 2019, Design and Access Statement dated October 2019, Noise impact assessment dated 24/10/2019.

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: WPD40-01, WPD40-02, WPD40-03 rev B, WPD40-04, WPD40-05 rev A, WPD40-07 rev E, WPD40-08 rev G, WPD40-09 rev E, WPD40-13 rev B, WPD40-14 rev C, WPD40-15 rev B, WPD40-16 rev B, WPD40-17 rev B, WPD40-18, WPD40-19 rev A, WPD40-20 rev A, WPD40-21, WPD40-22 rev E, WPD40-23 rev G, WPD40-24 rev G, WPD40-25 rev A, WPD40-26 rev A, WPD40-28, WPD40-29 rev A, WPD40-34, WPD40-39 rev A, WPD40-42 rev A, WPD40-43, PC6484-EG01, PC6484-EG02, PC6484-E101, PC6484-E102, PC6484-E201, PC6484-E202, C1480/M/03 rev AF, C1480/M/02 rev AF, C1480/M/01 rev AF.

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.

Informative(s):

- 1 Reason for granting listed building consent

The proposals involve the installation of two air conditioning units housed within an aluminium metal screen, and alterations to the modern interior office fit out. The site is a 19th Century industrial warehouse which forms part of the Grade II* listed Heal and Son department store. While the warehouse itself pre-dates the construction of the department store at time of listing on the 14th May 1974, the coach house was under the same ownership and falls under the curtilage of the listed building. Additionally, the site is located within the Bloomsbury Conservation Area.

The only external alteration would be the installation of the air conditioning units and screening. However, these are located on a small external terrace area which is subject to very limited views from neighbouring buildings. As such, the proposals would preserve the appearance of the Bloomsbury Conservation Area.

Internally, the building has been much altered following the change of use from a factory and warehouse to an office. The overall architectural interest of the building resides in its industrial character, expressed in the fenestration and

materiality as well as features such as the hoist to the western facade. Similarly, the roof structure and materials are also expressive of the construction techniques of the period as well as expressing ideas of appropriate decorative treatment for nineteenth century industrial buildings.

The proposals originally included the replacement of the ground floor entrance doors and historic internal doors, however, these were removed from the proposals following concerns raised by the Council's Conservation Officer. As such, the proposals now only involve the removal of modern office partitions, the installation of new partitioning and office furniture, and the installation of new ground floor WCs. The proposed alterations are minor in nature and their impact on the listed building would be limited. The works would not alter the external appearance of the front elevation and would preserve the architectural interest and significance of the building which resides in its industrial character. The Council's Conservation Officer has confirmed the revised proposals are acceptable.

No objections were received prior to the determination of this listed building consent application.

The site's planning history has been taken into account prior to making this decision and 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 [ERR] 2013.

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 National Planning Policy Framework 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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer