

Application ref: 2021/0139/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 16 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Turley  
84 Theobalds Road  
Lacon House, Turley, 8th Floor  
Holborn  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**The Heals Building**  
**196 Tottenham Court Road**  
**London**  
**W1T 7LQ**

Proposal:

Refurbishment of basement shower facilities and associated services  
Drawing Nos: Site map, heritage statement Heals building basement renovations, EN2660 00 10 inner courtyard louvre replacement, design & access statement, CxxxBV002 roof level proposed ventilation layout, CxxxBV001 basement showers ventilation layout, EN2660 -1 13 wall finishes, EN2660 -1 02 reflected ceiling plan lighting layout, EN2660 -1 02 existing layout, EN2660 -1 112 locker room weather detail, EN2660 -1 00 demolition layout, EN2660 -1 14 car park, CxxxBV001 basement showers ventilation layout, EN2660 -1 01 proposed general arrangement

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:

Site map, heritage statement Heals building basement renovations, EN2660 00 10 inner courtyard louvre replacement, design & access statement, CxxxBV002 roof level proposed ventilation layout, CxxxBV001 basement showers ventilation layout, EN2660 -1 13 wall finishes, EN2660 -1 02 reflected ceiling plan lighting layout, EN2660 -1 02 existing layout, EN2660 -1 112 locker room weather detail, EN2660 -1 00 demolition layout, EN2660 -1 14 car park, CxxxBV001 basement showers ventilation layout, EN2660 -1 01 proposed general arrangement

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

This application has been assessed without the benefit of a site visit.

The site is within the basement and internal courtyard of a grade-II\*-listed department store of 1917, 1938 and 1962 that makes a positive contribution to the Bloomsbury Conservation Area.

The works are represented as being within Block M, the 1960s phase of construction. It is said that the interior has been altered in the later 20th century and the works will affect a breezeblock-built locker room and shower block of 2012, a workshop, a plant room and a store room.

This block of three showers and the lockers will be demolished and replaced with a block of eight showers, two lavatories and a locker room and given a plasterboard ceiling that will conceal the extraction ducts. Four modern ventilation grilles that extract from the showers in the side of a concrete upstand on a flat roof are to be replaced with louvres.

The material to be affected is of no historic value and no part of the scheme will be externally visible.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of

the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the grade-II\*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority that has been endorsed by the NPCU. The site's planning history has been taken into account in making this decision.

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

As such, the proposal 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.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.

- 6 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)

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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 grey rectangular background.

Daniel Pope  
Chief Planning Officer