

Application ref: 2020/0846/L
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Date: 28 April 2021

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Montagu Evans LLP
5 Bolton Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Diorama
18 Park Square East
London
NW1 4LH

Proposal:

Extension at roof level to provide new third floor, internal subdivision, infilling, internal and external refurbishment in association with works of conversion institutional use (sui generis) to be used as Offices (Class B1)

Drawing Nos: Existing Drawings: P_00; E_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_15; E_17; E_19; E_20; E_21; E_27; E_28.

Demolition Drawings: D_000; D_01B; D_02B; D_03B; D_04A; D_05; D_06; D_10; D_11; D_15; D_17; D_19; D_20B; D_21A; D_27; D_28.

Proposed Drawings: P_000; P_01B; P_02E; P_03B; P_04A; P_05B; P_06C; P_07C; P_10A; P_11A; P_15B; P_17A; P_19B; P_20D; P_21B; P_27A; P_28A; P_30, P_31, P_32, P_33, P_34A, R_01, R_02, R_03, R_04, R_05.

Supporting Documents: Covering letter dated 14/02/2020; Design & Access Statement dated April 2020; Planning Statement dated February 2020; Heritage Statement dated February 2020; Basement Impact Assessment (as amended); Construction Method Statement Rev P2 dated February 2020; Structural Drawings file; Archaeological Desk-based Assessment; Photographic Survey dated January 2020.

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:

Existing Drawings: P_00; E_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_15; E_17; E_19; E_20; E_21; E_27; E_28.

Demolition Drawings: D_000; D_01B; D_02B; D_03B; D_04A; D_05; D_06; D_10; D_11; D_15; D_17; D_19; D_20B; D_21A; D_27; D_28.

Proposed Drawings: P_000; P_01B; P_02E; P_03B; P_04A; P_05B; P_06C; P_07C; P_10A; P_11A; P_15B; P_17A; P_19B; P_20D; P_21B; P_27A; P_28A; P_30, P_31, P_32, P_33, P_34A, R_01, R_02, R_03, R_04, R_05.

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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 Details, Materials and Samples

Prior to commencement of the relevant part of works, 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:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

- b) Plan, elevation and section drawings of all new doors (internal and external) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- d) Plan, elevation and section drawings of all new windows (including the rooflights) at a scale of 1:10 with typical glazing bar details at 1:1.
- e) Samples and/or manufacturer's details of all new facing materials (to be provided on site and retained on site during the course of the works).
- f) Details of all new service runs
- g) Details of replacement steps
- h) Details of infilled windows
- i) Details of the entrance/reception area, including design forms, materials and details, to the front of the building
- j) Details of new brickwork, including samples
- k) Full details, including plans, sections and elevations, of the new secondary entrance to the rear of the building
- l) A lighting strategy for infilled atrium
- m) Details of the internal treatment of the exposed drum, including its finishes at all levels

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.

5 Diorama Drum Foundations/Floor

Works to the basement level of the rotunda must take place in accordance with the approved detailed methodology statement and strategy of opening up and recording works of the rotunda's foundations under the Written Scheme of Investigation for Built Heritage Fabric Recording of Exploratory Openings dated June 2020. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Notwithstanding the approved details, final details of the treatment of the proposed floor shall be submitted to and approved in writing by the local planning authority prior to those relevant works (and following the opening up works).

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.

6 Atrium Strategy

Prior to the commencement of works to the atrium within the rear of the Diorama building, further detail on the proposed detailed design showing retained fabric, the filling in with new floor structure and how the lighting at the centre of the space would work along with a retention strategy for the staircases, lift shaft and housing, shall be submitted to and approved in writing by the local planning authority for the relevant works to the listed building. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

7 Details of Clinic Stairs

Notwithstanding the approved drawings and office layouts hereby approved, full details of the stairs relating to the clinical use (including the rear stair/lift core and the two periphery stairs), including whether they are to be retained and/or altered along with details of materials to be retained and reused elsewhere on the site, shall be submitted to and approved in writing by the local planning authority for the relevant works to the listed building. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 The site's planning history has been taken into account when 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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)

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



Daniel Pope
Chief Planning Officer