

Application ref: 2021/2724/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Boundary Wall at Rear of St Andrews House and 22-25 Ely Place
Saffron Hill
London
EC1N 6TD

Proposal:

Repair works to boundary wall at rear of St Andrews House and Ely Place

Drawing Nos: SAH-AUK-ZZ-ZZ-DR-A-07500 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07510 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07501 rev P02, Heritage Potential letter dated 30 April 2021, General schedule of works rev P01 dated 25/01/2021, Design and Access Statement ref: SAH-AUK-ZZ-ZZ-RP-A-07003 P01.

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: SAH-AUK-ZZ-ZZ-DR-A-07500 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07510 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07501 rev P02, Heritage Potential letter dated 30 April 2021, General schedule of works rev P01 dated 25/01/2021, Design and Access Statement ref: SAH-AUK-ZZ-ZZ-RP-A-07003 P01.

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 Reasons for granting listed building consent

The proposals involve structural repairs to stabilise and preserve the large boundary wall between St Andrews House and Ely Place. This will involve cleaning and removing moss and loose mortar, bricking up and packing up the main cracks as well as filling up the vertical gaps between the buttresses and existing rear wall. Remedial works will include installation of remedial ties to connect the buttresses into the rear wall using resin injection and a Helibar stitching system. New render, coping stones and lime mortar pointing are proposed to reinstate weatherproofing.

The proposals have been reviewed by the Council's Conservation Officer who confirms they are acceptable and would preserve the significance of the curtilage listed wall and setting of the Grade II listed St Andrews House.

Due to the location and nature of the works, there would be no impact to neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this 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 and historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 2021.

- 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.

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