

Application ref: 2021/4342/L
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CPMG Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Gordon Square
London
WC1H 0AR

Proposal:

External and internal refurbishment, interior re-ordering and alterations to roof including replacement of dormer windows by roof lights.

Drawing Nos: W82-CPM-Z1-ZZ-DR-A-10001 P03, W82-CPM-Z1-ZZ-DR-A-10002 P04, W82-CPM-Z1-01-DR-A-11001 P06, W82-CPM-Z1-01-DR-A-20001 P05, W82-CPM-Z1-01-DR-A-20101 P03, W82-CPM-Z1-02-DR-A-11002 P04, W82-CPM-Z1-02-DR-A-20002 P05, W82-CPM-Z1-02-DR-A-20102 P04, W82-CPM-Z1-03-DR-A-11003 P04, W82-CPM-Z1-03-DR-A-20003 P05, W82-CPM-Z1-03-DR-A-20103 P03, W82-CPM-Z1-04-DR-A-11004 P04, W82-CPM-Z1-04-DR-A-20004 P05, W82-CPM-Z1-04-DR-A-20104 P02, W82-CPM-Z1-05-DR-A-11005 P04, W82-CPM-Z1-05-DR-A-20005 P05, W82-CPM-Z1-05-DR-A-20105 P14, W82-CPM-Z1-06-DR-A-11006 P04, W82-CPM-Z1-06-DR-A-20006 P05, W82-CPM-Z1-06-DR-A-20106 P16, W82-CPM-Z1-07-DR-A-11007 P04, W82-CPM-Z1-07-DR-A-20007 P05, W82-CPM-Z1-07-DR-A-20107 P12, W82-CPM-Z1-07-DR-A-22103 P01, W82-CPM-Z1-08-DR-A-11008 P03, W82-CPM-Z1-08-DR-A-20008 P04, W82-CPM-Z1-08-DR-A-20108 P08, W82-CPM-Z1-08-DR-A-27006, W82-CPM-Z1-XX-DR-A-11012 P03, W82-CPM-Z1-XX-DR-A-24001 P06, W82-CPM-Z1-XX-DR-A-24101 P09, W82-CPM-Z1-XX-DR-A-70301 P01, W82-CPM-Z1-XX-DR-A-70302 P01, W82-CPM-Z1-XX-DR-A-70303 P01, W82-CPM-Z1-ZZ-DR-A-11009 P03, W82-CPM-Z1-ZZ-DR-A-11010 P03, W82-CPM-Z1-ZZ-DR-A-20301 P06, W82-CPM-Z1-ZZ-DR-A-20302 P05, W82-CPM-Z1-ZZ-DR-A-20303 P05, W82-CPM-Z1-ZZ-DR-A-20304 P05, W82-CPM-Z1-ZZ-DR-A-20401 P05, W82-CPM-Z1-ZZ-DR-A-20402

P06, W82-CPM-Z1-ZZ-DR-A-20403 P05, W82-CPM-Z1-ZZ-DR-A-20404 P05, W82-CPM-Z1-ZZ-DR-A-20501 P03, W82-CPM-Z1-ZZ-DR-A-20502 P03, W82-CPM-Z1-ZZ-DR-A-20503 P03, W82-CPM-Z1-ZZ-DR-A-20504 P03, W82-CPM-Z1-ZZ-DR-A-20601 P04, W82-CPM-Z1-ZZ-DR-A-20602 P04, W82-CPM-Z1-ZZ-DR-A-20603 P04, W82-CPM-Z1-ZZ-DR-A-20604 P04, W82-CPM-Z1-ZZ-DR-A-31002 P01, W82-CPM-Z1-ZZ-DR-A-32001 P01, W82-CPM-ZZ-DR-A-25001 P03, W82-CPM-ZZ-DR-A-25002 P03, W82-CPM-ZZ-DR-A-25003, 474 D02 P5, A6763-050 P1, Asbestos Survey Report Management Survey dated 1st July 2021, Arboricultural Survey dated July 2019, BREEAM assessment dated September 2019, Design and Access Statement dated September 2021, Drainage Survey Report dated 4th June 2019, Heritage Impact Assessment dated September 2021, and Statement of Significance dated September 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:
W82-CPM-Z1-ZZ-DR-A-10001 P03, W82-CPM-Z1-ZZ-DR-A-10002 P04, W82-CPM-Z1-01-DR-A-11001 P06, W82-CPM-Z1-01-DR-A-20001 P05, W82-CPM-Z1-01-DR-A-20101 P03, W82-CPM-Z1-02-DR-A-11002 P04, W82-CPM-Z1-02-DR-A-20002 P05, W82-CPM-Z1-02-DR-A-20102 P04, W82-CPM-Z1-03-DR-A-11003 P04, W82-CPM-Z1-03-DR-A-20003 P05, W82-CPM-Z1-03-DR-A-20103 P03, W82-CPM-Z1-04-DR-A-11004 P04, W82-CPM-Z1-04-DR-A-20004 P05, W82-CPM-Z1-04-DR-A-20104 P02, W82-CPM-Z1-05-DR-A-11005 P04, W82-CPM-Z1-05-DR-A-20005 P05, W82-CPM-Z1-05-DR-A-20105 P14, W82-CPM-Z1-06-DR-A-11006 P04, W82-CPM-Z1-06-DR-A-20006 P05, W82-CPM-Z1-06-DR-A-20106 P16, W82-CPM-Z1-07-DR-A-11007 P04, W82-CPM-Z1-07-DR-A-20007 P05, W82-CPM-Z1-07-DR-A-20107 P12, W82-CPM-Z1-07-DR-A-22103 P01, W82-CPM-Z1-08-DR-A-11008 P03, W82-CPM-Z1-08-DR-A-20008 P04, W82-CPM-Z1-08-DR-A-20108 P08, W82-CPM-Z1-08-DR-A-27006, W82-CPM-Z1-XX-DR-A-11012 P03, W82-CPM-Z1-XX-DR-A-24001 P06, W82-CPM-Z1-XX-DR-A-24101 P09, W82-CPM-Z1-XX-DR-A-70301 P01, W82-CPM-Z1-XX-DR-A-70302 P01, W82-CPM-Z1-XX-DR-A-70303 P01, W82-CPM-Z1-ZZ-DR-A-11009 P03, W82-CPM-Z1-ZZ-DR-A-11010 P03, W82-CPM-Z1-ZZ-DR-A-20301 P06, W82-CPM-Z1-ZZ-DR-A-20302 P05, W82-CPM-Z1-ZZ-DR-A-20303 P05, W82-CPM-Z1-ZZ-DR-A-20304 P05, W82-CPM-Z1-ZZ-DR-A-20401 P05, W82-CPM-Z1-ZZ-DR-A-20402 P06, W82-CPM-Z1-ZZ-DR-A-20403 P05, W82-CPM-Z1-ZZ-DR-A-20404 P05, W82-CPM-Z1-ZZ-DR-A-20501 P03, W82-CPM-Z1-ZZ-DR-A-20502 P03, W82-CPM-Z1-ZZ-DR-A-20503 P03, W82-CPM-Z1-ZZ-DR-A-20504 P03, W82-CPM-Z1-ZZ-DR-A-20601 P04, W82-CPM-Z1-ZZ-DR-A-20602 P04, W82-CPM-Z1-ZZ-DR-A-20603 P04, W82-CPM-Z1-ZZ-DR-A-20604 P04, W82-CPM-Z1-ZZ-DR-A-31002 P01, W82-CPM-Z1-ZZ-DR-A-32001

P01, W82-CPM-ZZ-DR-A-25001 P03, W82-CPM-ZZ-DR-A-25002 P03, W82-CPM-ZZ-DR-A-25003, 474 D02 P5, A6763-050 P1.

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 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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- b) Samples of rear garden paving.
- c) Detailed drawings of new gallery railings at a scale of 1:10, including materials, finish and method of fixing.
- d) Details of new lighting, including detailed drawings of light fittings, location and luminance levels. The details shall demonstrate minimal intervention into historic fabric.
- e) Details of all new CCTV cameras including positions, camera type and method of fixing.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the 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.

- 5 Prior to the commencement of the relevant works, a facade cleaning method statement and a sample panel demonstrating the method shall be submitted to and approved in writing by the local planning authority.

The sample panel shall be no less than 1m x 1m and carried out on a discreet area of the building which has first been agreed by the local planning authority.

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.

- 6 Prior to the commencement of the relevant works and following further structural investigation, a method statement, including the results of the structural investigation, and details of the removal/dismantling and rebuilding of the chimneys shall be submitted to and approved in writing by the local planning authority. 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 The metal balcony and part of the stairs to be removed shall be retained and stored on site.

Reason: So that the historic fabric can be retained and reused in future if required and 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

Dr Williams Library is a grade II listed building within the Bloomsbury Conservation area built in 1848. The building has experienced very little upgrade or repair over the years and as a result, parts of the building are in fairly poor condition. The proposals are to repair damaged areas of the building, to insert a lift into the north wing, to improve the amenity of the galleries within the library spaces, to reinstate the floor at fifth floor level, and to rationalise and reinstate parts of the plan form. The alterations will allow parts of the building to be let as office space, raising an income to fund the library.

External works include the repair and refurbishment of the building including façade cleaning, below ground drainage and roof repair works. Alterations at roof level involve the removal of existing dormer windows and their replacement with flush roof lights. Redundant pipes on elevations will be removed and a more rational pipe strategy implemented. The works would improve the appearance of the roof and elevations.

The two sets of stairs to the front lightwells are in a poor state of repair and water is being trapped between the stairs and the surrounding wall structures. The stairs will be dismantled and rebuilt using existing materials, set slightly away from the surrounding walls to allow for the movement of moisture, and with some additional metal supports. The proposal is considered the most sensitive solution to preserve the architectural and historic interest of this part of the building.

The existing chimneys are also in poor structural condition are likely to need rebuilding. Their exact condition will be assessed once scaffolding has been erected on site and a method of repair shall be secured by condition.

The proposed lift is located in a part of the building with lesser significance and does not harm any decorative features or fabric. A section of the gallery to the central front room at 2nd floor level would be removed to better reveal the large internal window leading to the library. This will improve the spatial quality of the room and allow a significant architectural feature to be fully appreciated. A condition has been added to the consent ensuring the section of gallery to be removed is retained and stored on site in case it can be re-used in future. In addition, the gallery within the library is slightly widened to make this a useable space and the existing balustrade, which is low and has large gaps within it, would also be strengthened using steel 'L' shaped brackets, with a slim line glazed balustrade set slightly in front.

On the 5th floor, during the early part of the 20th century the floor of the rear room was removed and an open grid iron floor inserted. Whilst the floor is an attractive piece to some degree, it prohibits the use of this part of the 5th floor as a result of the low floor to ceiling height. The open grid structure also provides no fire or acoustic separation. As a result, the proposals are to remove the structure and reinstate the original ceiling/floor structure. The loss of the iron structure is to some extent unfortunate; however, the change does reinstate the original plan, and allows the optimal use of the building.

There are some alterations to the plan form as a result of the proposals. Various modern and unsympathetic partitions are removed from the main rooms, creating clear and readable spaces. Some additional partitions are added to the corridor spaces; however these are limited and only occur where necessary, for example for fire separation. Overall, the plan form of the building is improved as a result of the changes.

- 2 The Council's Conservation Officer has assessed the proposals and confirmed that the proposed works preserve and enhance the character and appearance of the building and would not cause harm to the significance of the Grade II heritage asset, ensuring its longevity and future use as a library.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to 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 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 2021.

- 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.

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 2021.

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