

Application ref: 2020/4656/L  
Contact: Neil McDonald  
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Date: 16 November 2021

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

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

PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE270TA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**25 Old Gloucester Street  
London  
WC1N 3AF**

Proposal:

Internal and external alterations including partial demolition of existing building and erection of replacement four storey extension, extension of basement, and change of use from Cultural Centre (Use Class F1) to provide 3 x flats (Use Class C3) and Cultural Centre (Use Class F1).

Drawing Nos:

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 Approved Plans

The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing Drawings:

0572 L(EX) 000, 001 A, 002 A, 003 A, 004 A, 005 A, 006 A, 007 A, 008 A, 010 A, 011 A, 012.

Demolition Drawings:

0572 L(DE) 001 A, 002 A, 003 A, 004 A, 005 A, 006 A, 007 A, 008 A, 010 A, 011 A,

Proposed Drawings:

0572 L(--)(001 E, 002 E, 003 E, 004 D, 005 D, 006 B, 007 B, 008 C, 010 B, 011 C, 017 C, 019.

Supporting Documents:

Cover letter from PPM Planning dated 01 Oct 2020; Design and Access Statement Rev C dated 13 Aug 2020; Heritage Statement; Daylight and Sunlight Report by Jonathan Nash dated 3 Aug 2020; Viewing Cone Plan L(EX)012 A; Travel Plan dated July 2020; Transport Statement dated Aug 2020; Sustainability Statement dated Aug 2020; Letter from BSE3D on demolition sustainability dated 12 Feb 2021; Report on Office Viability dated 12 May 2020; Environmental Noise Survey and Impact Assessment dated 1 Oct 2020; Basement Impact Assessment dated July 2020 plus Appendices A, B and C; Desk Study and Ground Investigation Report dated Feb 2021; Basement Impact Assessment Audit by Campbell Reith dated Feb 2021; Energy Strategy Aug 2020; Construction and Demolition Management Plan pro forma dated 13/08/20; Archaeological Desk Based Assessment doc ref LP2543L-DBA-v1.9.

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 Retention of Features and Materials to Match

Existing features and fabric of the listed building shall be retained where possible, and all reinstatement and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials (specific species in the case of wood) and detailed execution in line with the original design.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

### 4 Hidden Historic Features Revealed

Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and photographic recording of the hidden historic features.

Reason: In order to safeguard the special architectural and historic interest of

the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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.
- 4 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.
- 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 You must carry out any building work which can be heard at the boundary of the site only:  
  
between 08.00 and 18.00 Monday to Friday;  
between 08.00 and 13.00 on Saturday; and  
not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours.

You must carry out basement excavation work only:  
between 08.00 and 18.00 Monday to Friday; and  
not at all on Saturdays, Sundays, bank holidays and public holidays.

All demolition and construction work are to be carried out under a Control of  
Pollution Act 1974, Section 61 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer