

Application ref: 2020/2064/L
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Date: 9 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Lewis Berkeley Limited
92 Banner Street
London
EC1Y 8JU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Royal College of General Practitioners
30 Euston Square
London
NW1 2FB

Proposal:
External building fabric refurbishment and remedial works.

Drawing Nos: Site Location Plan; External Survey Report 1 of 4; External Survey Report 2 of 4; External Survey Report 3 of 4; External Survey Report 4 of 4; Proposed Euston Road Scaffolding Plan; Proposed Melton Street Scaffolding Plan; Design and Access & Heritage Statement.

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 Location Plan; External Survey Report 1 of 4; External Survey Report 2 of 4; External Survey Report 3 of 4; External Survey Report 4 of 4; Proposed Euston Road Scaffolding Plan; Proposed Melton Street Scaffolding Plan; Design and Access & Heritage Statement.

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 application is for external building fabric refurbishment and remedial works, affecting the grade II* listed building occupying the site of 30 Euston Square and 1-9 Melton Street, which falls within the Bloomsbury Conservation Area. The property is a good example of an Edwardian office building in the Greek Revival style, which was built 1906-08 and extended in 1923 to the designs of Beresford Pite. Since 2010 it has been the headquarters of the Royal College of General Practitioners and is largely in office and administrative use to support the medical profession.

The proposed works comprise the essential maintenance and redecoration of the timber windows, iron work, lead work and rainwater goods. Conservation-led masonry repairs and stitching to areas of stone and brick on the principal elevations will be undertaken. The roof will be overhauled, with repairs to the slate roof on a like-for-like basis and cleaning and repairs to gutters.

It is considered the proposed works will restore and upgrade the historic fabric of the building envelope in a sensitive manner, thereby causing no harm to the special interest of the grade II* listed building.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 11 June 2020, authorising the Council determine as it sees fit (the letter was stamped by the Secretary of State on 8 July 2020). 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment