

Application ref: 2020/2606/L
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Date: 17 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Boston House
36-38 Fitzroy Square
London
W1T 6EY

Proposal:

Internal alterations in connection with change of use of from office (Class E) to a non-residential education institution (Class F1).

Drawing Nos: Drawing Numbers: BH S.0100, BH.B.0900, BH.00.0200, BH.01.0100, BH.02.0200, BH.03.1300, BH.B.1900, BH.00.1200, BH.01.1100, BH.02.1200, BH.03.2300

Background Papers and Supporting Documents: Cover letter dated 03/02/2021, SMPLanning Planning Statement Rev B - 05/02/2021, SMPlanning Draft Operational Management Plan, The Lorenz Consultancy Market Review Report (including appendix 1-4), RIB Marketing Letter 07/08/2020, Boston House Viewings Schedule, Transport Assessment PB9504-RHD-ZZ-XX-RP-Z-0001, RIB Marketing Review and Report 19th May 2020, Air Quality Assessment May 2020, Heritage Impact Appraisal July 2019, Energy Statement 19-E069-006, Sustainability Statement 19-E069-005, Travel Plan T&PPB6768R001D0.1

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:

Drawing Numbers: BH S.0100, BH.B.0900, BH.00.0200, BH.01.0100, BH.02.0200, BH.03.1300, BH.B.1900, BH.00.1200, BH.01.1100, BH.02.1200, BH.03.2300

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Reason: For the avoidance of doubt and in the interest of proper planning

- 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 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 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.
- 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.

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