

Application ref: 2022/1588/L  
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Date: 6 June 2022

**Development Management**  
Regeneration and Planning  
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Cushman & Wakefield  
43-45  
Portman Square  
London  
W1H 6LY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**125-129 Aviation House  
Offices And Premises At Basement To 2nd And Part 3rd Floor  
Kingsway  
London  
Camden  
WC2B 6NH**

Proposal:

Facade cleaning, stone repairs, repointing and steel treatment

Drawing Nos: Promap (location plan), site plan, design & access statement, relevant PDF (exist eles), PLD28095 Portland stone elevation, 22096 Masonry repair specification

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:

Promap (location plan), site plan, design & access statement, relevant PDF (exist eles), PLD28095 Portland stone elevation, 22096 Masonry repair specification

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 Before any stone cleaning is begun, a sample panel shall be approved in writing by the local planning authority:

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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is the grade-II-listed retained façade of a 1911 church destroyed by fire, now an office, making a positive contribution to the Kingsway Conservation Area.

The applicant undertook a pre-app (2022/0610/PRE) to investigate façade repairs and limited cleaning. At that time, subject to a sample panel of the cleaning, the work was deemed to be maintenance/like-for-like repairs. However, since the pre-app, the scope of works has increased to be more invasive including works to investigate the potential presence of embedded metal in the bell tower, so the applicant has put the work in for listed building consent.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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 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