

Application ref: 2022/1737/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 10 June 2022

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

BB Partnership Limited
Studios 33-34
10 Hornsey Street
London
N7 8EL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Form Rooms
22 Tower Street
London
Camden
WC2H 9NS

Proposal:

Internal changes to the existing office space on the 3rd Floor
Drawing Nos: Design and Access Statement, Viva Model Management London
043122-0007 REV0, notice1-complete, GHG_100 EXISTING THIRD FLOOR PLAN,
GHG_200 PROPOSED THIRD FLOOR PLAN(2), GHG_002 SITE PLAN, GHG_300-
316 PHOTOS, GHG_110 EXISTING THIRD FLOOR RCP, GHG_001 LOCATION
PLAN.

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:

Design and Access Statement, Viva Model Management London 043122-0007 REV0, notice1-complete, GHG_100 EXISTING THIRD FLOOR PLAN, GHG_200 PROPOSED THIRD FLOOR PLAN(2), GHG_002 SITE PLAN, GHG_300-316 PHOTOS, GHG_110 EXISTING THIRD FLOOR RCP, GHG_001 LOCATION PLAN.

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 22 Tower Street is grade II listed and was built as a board school in 1874. Set over four storeys, the building is constructed of yellow stock bricks with red brick and stone dressings. The roof is steep and slated with gabled end bays, tall brick chimney stacks and parapets. The interior of the building has been much altered, the plan form is mostly lost and historic plasterwork has been replaced with modern plaster board.

The proposals are to install new partitions and joinery, and a new lighting system at third floor level.

The proposed partitions create a director's office and are located to the rear of the floor plate. The partitions do not cut across doors, windows or any decorative features and are rationally placed within the space. The joinery creates cupboards and storage areas around the perimeter of the room and does not obstruct doors, windows or decoration. All the partitions and joinery are removable.

The proposed lighting system has been designed to suit the needs of the tenant and contains recessed, surface mounted and pendant fixtures. The historic ceiling has previously been hugely altered and the surface is modern plasterboard containing recessed lighting. As a result, whilst the proposed lighting is not entirely sympathetic to the historic character of the building, the lighting will not harm historic fabric nor will it cause any further harm to the character.

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

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 and the NPPF.

- 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 positioned above the typed name of the signatory.

Daniel Pope
Chief Planning Officer