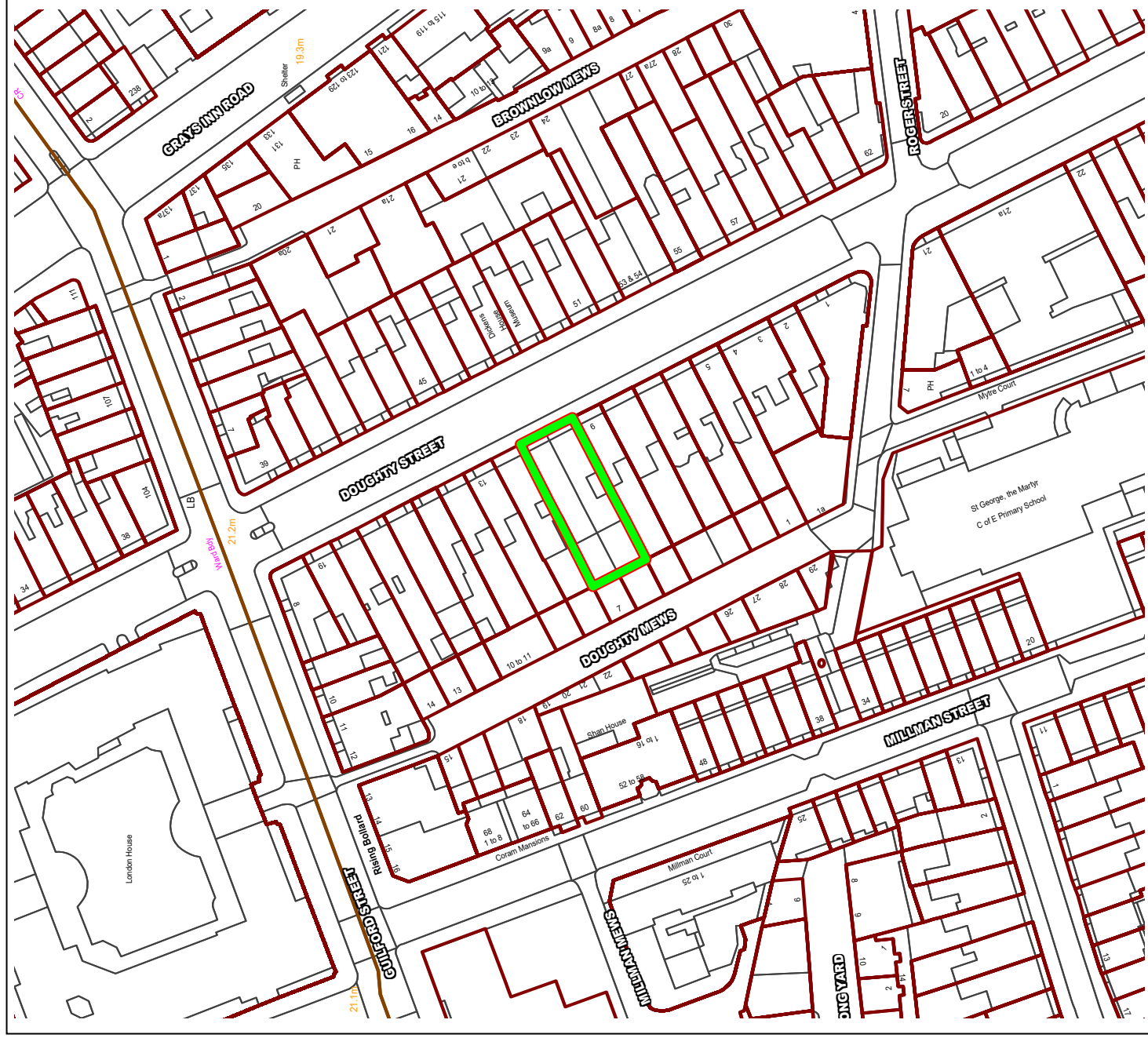


2022-0240-P 10-11 Doughty Street - Map



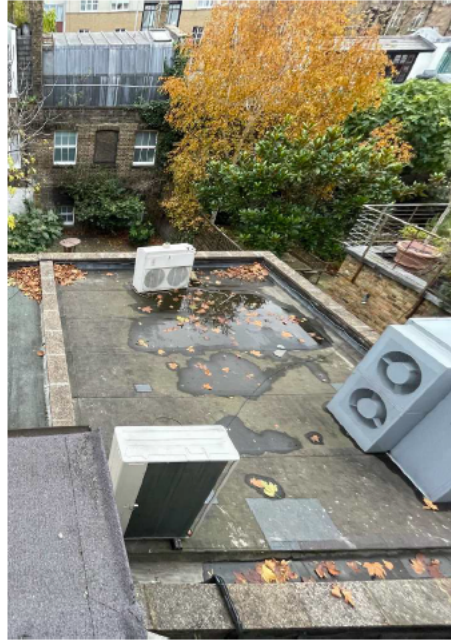
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10 (left) and 11 (right) Doughty Street- no changes proposed



Rear main roof slope of Number 11 Doughty Street (no changes proposed)



Flat roofed additions to Number 11 Doughty Street (plant replaced with solar panels)



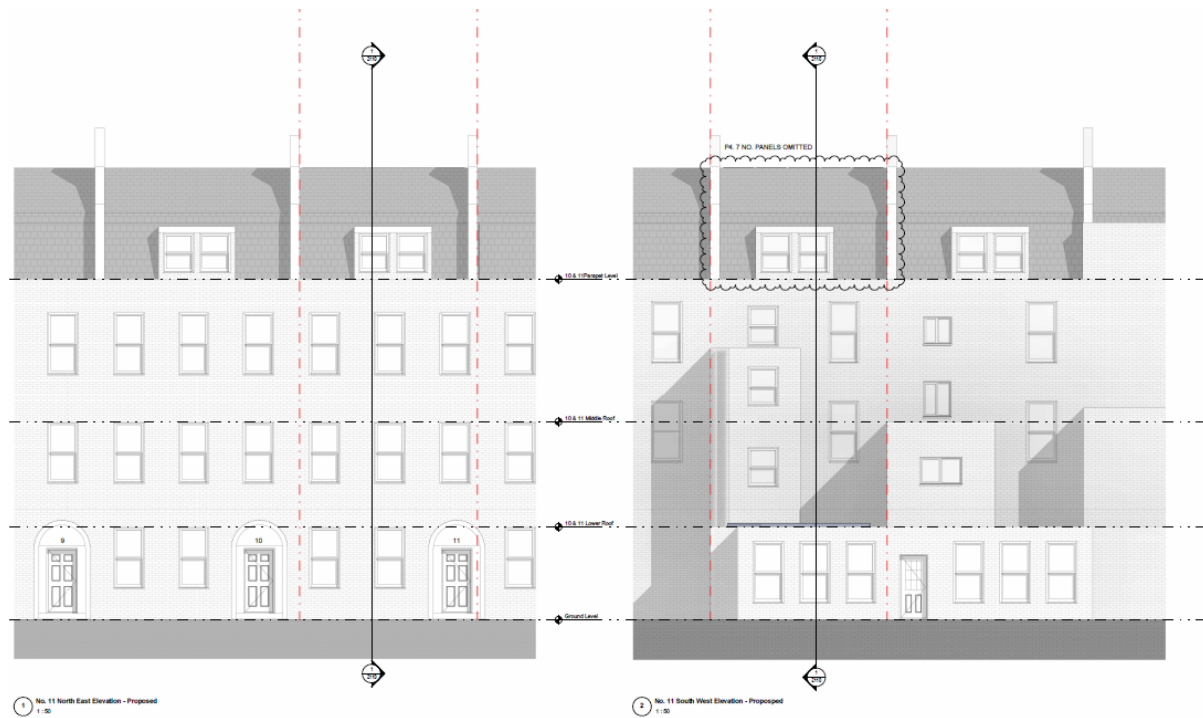
Inner roof slopes of 11 Doughty Street (solar panels fixed over artificial slates)



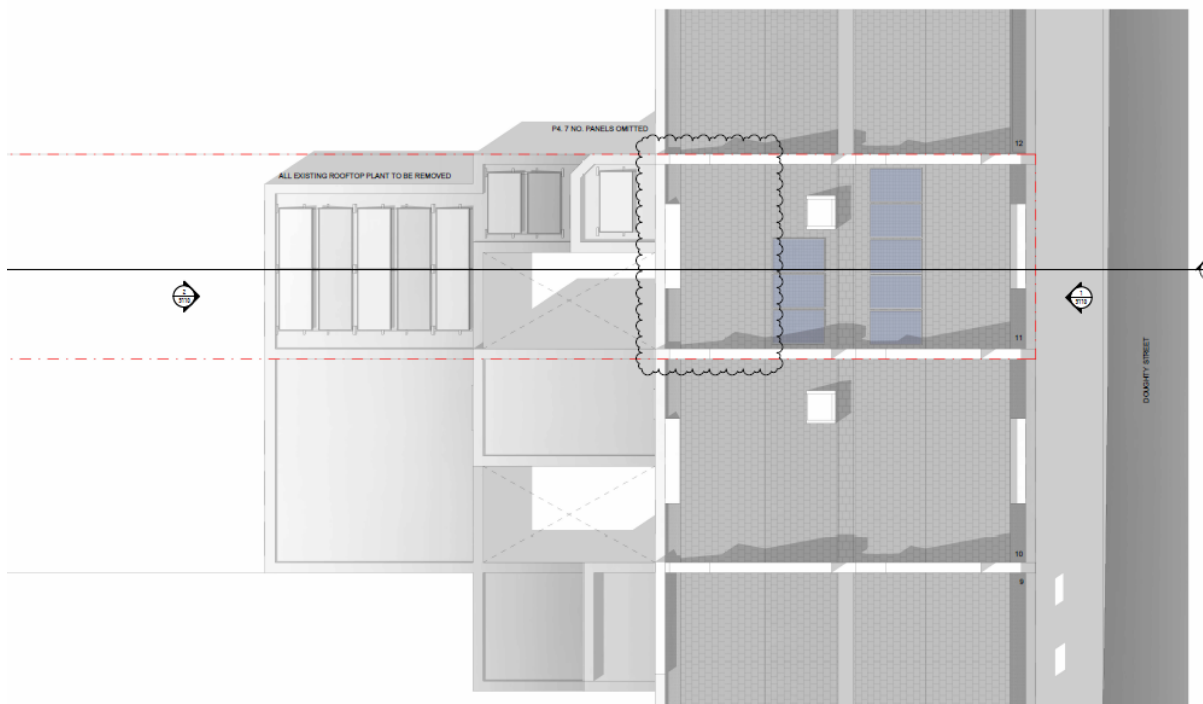
Existing front and rear elevations of 11 Doughty Street (marked in red outline)



Front and rear elevations of 11 Doughty Street as initially proposed (prior to revision)



Front and rear elevations of 11 Doughty Street as now proposed



Roof plan of Doughty Street as proposed (omitted panels indicated by serrated box)

Delegated Report		Analysis sheet		Expiry Date:		06/05/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		27/03/2022	
Officer				Application Number(s)			
David McKinstry				1. 2022/0240/P 2. 2022/0690/L			
Application Address				Drawing Numbers			
10-11 Doughty Street London WC1N 2PL				<i>Please refer to draft decision notice</i>			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of photovoltaic (solar) panels within central valley of main roof and on flat roof of single storey rear extension at 11 Doughty Street							
Recommendation(s):		1. Grant conditional planning permission 2. Grant conditional listed building consent					
Application Type:		1. Full Planning Permission 2. Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	07	No. of objections	00	
Summary of consultation responses:	Site notices were displayed on 25/02/2022 (consultation expiry 21/03/2022) and notices were placed in the local press on 03/03/2022 (consultation expiry date 27/03/2022). Seven letters of support were received. Support was given on grounds of:						

- Environmental benefits and carbon reduction implications
- Sensitive siting and lack of harm to Listed building
- No impact on appearance of Conservation Area
- No damage to heritage assets
- Improved energy efficiency
- Improved sustainability

Councillor Sian Berry made the following comment:

I am writing in connection with two planning applications to fit solar panels on Grade II listed buildings in Doughty Street in the Bloomsbury Conservation Area:

2022/0246/P 53-54 Doughty Street London WC1N 2PL

2022/0240/P 10-11 Doughty Street London WC1N 2PL

I strongly support both these applications, which I believe have been sensitively planned and designed, and represent a practical and careful approach to achieving carbon reductions and sustainability in our large stock of historically important buildings, while maintaining the character of the most attractive areas of our borough.

I have been sent a copy of the statement objecting to these applications submitted by the CAAC for the area, and the wording of this objection concerns me greatly. I believe the statement takes an arbitrary and absolute approach to solar PV prohibition in historic areas of Camden, which does not reflect the efforts made to design a compliant scheme, or the way the planning system must consider each case on an individual basis against appropriate policies.

I have also read the Heritage Assessment provided by HCUK in January 2022, which takes the approach of looking in detail at the reasons for listing these buildings, as well as the wider policies and goals of the conservation area, and assesses the impact of the proposals against each of these.

Importantly, this assessment notes that: "The photovoltaic panels are proposed in a location where they will not be visible from adjacent public spaces," and concludes that this feature of the proposals will result in a lack of harm to the significance of the overall streetscape, which forms part of the reasons for listing both buildings.

In comparison, the partial visibility of the proposed solar panels from the rear windows of other nearby buildings, which the CAAC objection leans on heavily in its objection, does not take away from the conservation area's value in any significant way, and does not impact the streetscape at all. There is no way, as the CAAC objection claims, that this proposal causes 'a very great amount of harm', and in fact it is of overall benefit if building owners can sensitively include sustainable infrastructure of this kind in the area.

The heritage assessment also looks at the potential impact of the proposals on the historic fabric and materials used in the listed Georgian buildings, which include brickwork and slate rooftops along with details such as fanlights and balconies.

The assessment notes that part of the significance of the buildings "is derived from the archaeological value of their retained historic fabric," and goes on to assess the

<p>Bloomsbury CAAC</p>	<p>reversibility of the proposals to add solar panels to the rooftops. It concludes that the plans will be fully reversible with: “no consequential impact on the historic fabric of the buildings.” The proposals do not remove or replace any of the historic features or fabric, in contrast to the potential alternative proposed by the CAAC to replace the slate tiles completely.</p> <p>I believe that the temporary and reversible aspect of these sustainable additions to buildings must be a vital consideration in the way solar PV is assessed in planning, and that preservation of buildings for the future must be achieved alongside temporarily ‘lending our roofs’ to deal with a climate emergency that requires every effort we can make in the next two decades.</p> <p>Proposals like this, which do no damage to historic buildings, while complying with conservation area and heritage policies to preserve our oldest and most important streetscapes, should be strongly supported by Camden.</p> <p>I urge planning officers to recommend approval for these plans, and for the councillors making decisions at Members Briefing to allow officers to determine these applications without referral to a hearing at the Planning Committee.</p> <p>Bloomsbury CAAC made the following comments in response to the original set of plans:</p> <p>While appreciating the aspiration to use green energy to offset carbon emissions, the host properties are Grade II listed. They are highly sensitive heritage buildings that need to be treated as such within the context of the Conservation Area.</p> <p>The visibility of PV panels will impact negatively on neighbouring historic buildings, and the heritage setting would be harmed irredeemably, should acceptance of PV panels on historic roofs become the norm.</p> <p>We therefore object to the applications.</p> <p>The only compromise could be a reduction in number of panels and to ensure that they are placed in the valley of the M-roof, where none will be visible.</p> <p>The CAAC made further comments in response to revised proposals, including the removal of panels from the rear facing roof slope of the main roof. The comments related to:</p> <ul style="list-style-type: none"> - Previous decisions to refuse PV panels within the setting of Listed buildings, e.g. 2021/3454/P, and potential for precedent to be established if the current proposal should be granted. - Continued harm to heritage assets and townscape - Alternative, less harmful sustainable energy sources (e.g. solar tiles) <p>Officer comment</p> <p><i>The Conservation Officer has visited the site externally (the works all relate to</i></p>
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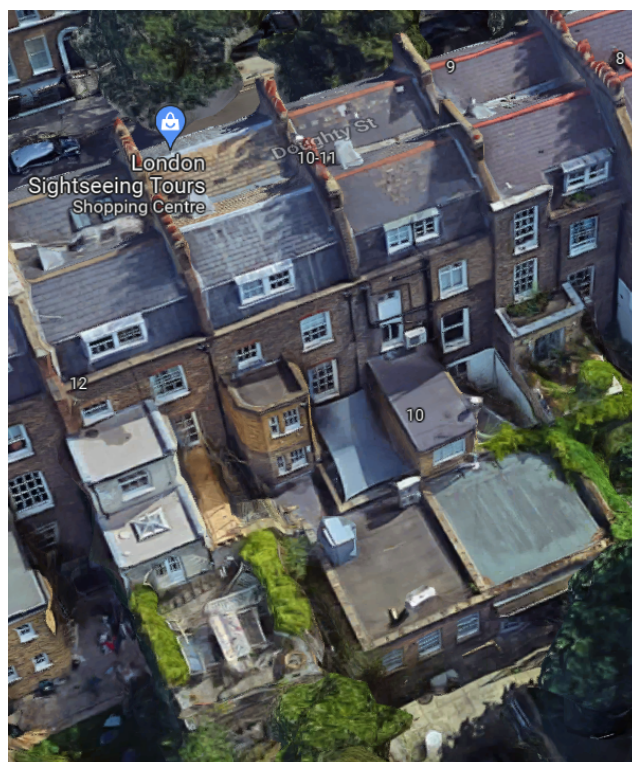
	<p><i>external alterations) and changes that have been made during the course of the application have been made in response to comments from officers. The CAAC comments were received after consultation deadline but relate to both the original scheme and the revised scheme. It is considered that the proposals have been mitigated to address original officer concerns. All of the proposed works are considered to be sympathetic to the listed building and are not considered to cause undue harm to its significance. (Please see section 5 of the officer's report).</i></p>
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Officers are satisfied with the level of detail submitted thus far, especially in response to questions raised by officers. Conditions have been recommended to secure additional details relating to the impact of the proposed panels.

Site Description

11 Doughty Street is a three storey (plus attic and basement) terraced building located on the west side of the road, with a yard (with later extensions) to the rear. The building dates back to c.1800 and is in use as barristers' chambers.

The application site is within the Bloomsbury Conservation Area. All of the properties on Doughty Street and the attached railings are grade II listed with the exception of Number 48 which is listed at GI. The application essentially relates to the central valley of the main M-shaped roof and the flat roof of the single storey rear extension. The adjoining Listed buildings all have similar M-shaped roofs and the attached buildings have similar sized single storey rear extensions.



No.11 Doughty Street (middle)

Relevant History

7893(R): The erection of a single storey rear extension for office use at No. 11 Doughty Street, W.C.1. **Granted 10/06/1970**

HB92(R): The erection of a rear ground floor extension and internal alterations to No. 11 Doughty Street, W.C.1. (listed, conditional) **Granted 10/06/1970**

8870177: Erection of second floor addition to rear extension removal of partitions in rear addition and construction of glazed roof over ground floor courtyard and reinstatement of glazing bars to rear windows. **Granted 05/01/1988**

8800452: Infilling of central courtyard at ground floor level to create extra office space and erection of a second floor rear extension to provide toilets as shown on drawing numbers 226/1 2 3 4 5 & 6. **Granted 05/01/1989**

2018/1566/P: Replace and upgrade existing condensers on rear flat roofed extension. **Granted 22/05/2018**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

Camden Planning Guidance

Amenity (2021)

Design (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

1.1. Planning permission and listed building consent are sought for the installation of photovoltaic (solar) panels on the sides of the central valley of the main M-shaped roof and on the flat roof of the single storey rear extension.

2. Revisions

2.1. The following revisions have been made during the course of the applications:

- Removal of 7 panels on the rear roof slope of the main building.
- Submission of structural feasibility survey

3. Planning considerations

3.1. The key considerations material to the determination of this application are as follows:

- The principle of development (retrofitting of solar panels)
- Heritage and design
- Effects on amenity of neighbouring occupiers

4. The principle of development (retrofitting of solar panels)

4.1. Policy D2 Heritage of the Camden Local Plan addresses the issue of photovoltaics on listed buildings as follows:

7.56 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change the appearance of the building, taking into consideration the scale of harm to appearance and the significance of the building. Applicants are encouraged to follow the detailed advice in Camden's Retrofitting Planning Guidance, the energy efficiency planning guidance for conservation areas and the Historic England website.

7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.

4.2. Camden's Retrofitting Planning Guidance (2013) notes: (Listed Buildings Grade II):

Solar panels PV & hot water attached to a building (main or one in curtilage, for example on a garden shed) planning permission required, Listed Building consent required. May be acceptable if panels do not damage internal or external historic fabric of the building and are not visible from the street or adjoining properties e.g. hidden by parapet or on a valley roof. Where a conservatory is permitted PV could be integrated into glazed panels.

4.3. Camden's Retrofitting Planning Guidance (2013) notes: (Conservation Areas) Conservation Area [without Article 4]

Permitted if:

- not on a wall fronting the highway*
- protrude no more than 200mm from the roofslope or wall*
- no higher than the roof line (excluding chimney)*

Conditions:

- must be sited so as to minimise its effect on the external appearance of the building*
- must be sited so as to minimise its effect on the amenity of the area; and*
- equipment which is no longer needed for microgeneration shall be removed as soon as reasonably practical.*

- preference is for the integrated roof tile style.

4.4. Conclusion on principle of development: It is concluded that the retro-fitting of sustainable and energy efficient installations on heritage assets is acceptable in principle where the public benefits to be gained from the development outweigh the harm that is caused to the significance of the heritage assets, be they the fabric of the Listed building or the character or appearance of the Conservation Area. The heritage and design considerations are assessed below. It is found that the nature of the harm to the heritage assets is less than substantial and that the benefits of the proposal would outweigh the less than substantial harm to the heritage assets. The panels would not have visibility from the public realm, and would have limited visibility from the private realm; the private views of them would be limited to the flat roof of the comparatively modern rear extension, where they would replace existing rooftop plant. There would also be a less than substantially harmful impact on the significance of the listed building on the inner roof slope, in the sense that if one were to stand on the roof of the main house the panels would be visible and would be incongruous with the otherwise early nineteenth-century character of the main roof. However, this is not the manner in which the significance of the listed building is commonly or widely appreciated. Considerable importance and weight has been attached to the less than substantial harm which would be caused by the proposal, and has been weighed against the public benefits presented by the proposal. Planning permission and Listed Building Consent should therefore not be refused on design and heritage grounds.

5. Heritage and design

- 5.1. The application site is located within the Bloomsbury Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 5.2. The application building is Grade II listed and the Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 5.3. Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Proposed Solar Panels

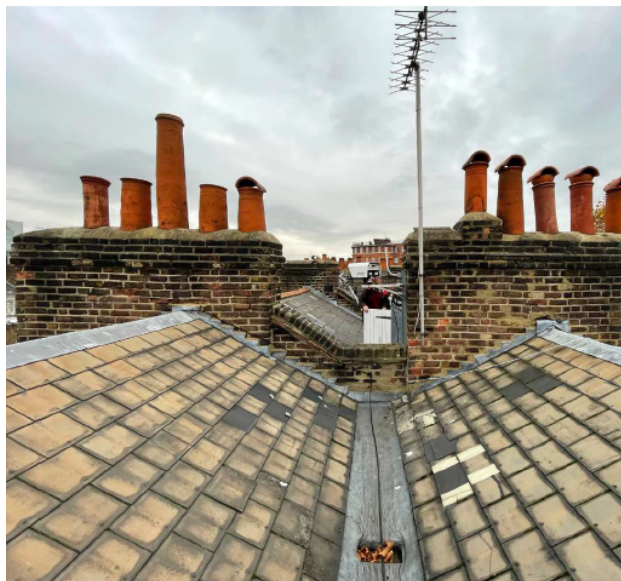
- 5.4. Subject to the criteria set out in section 4 (above) being addressed, the Council has no policy which prohibits the installation of solar panels on GII listed buildings in the Bloomsbury Conservation Area. Policy D2 (Heritage) of the Local Plan recognises solar panels as providing public benefit (7.56 *In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty*).

- 5.5. *The CAAC objection correctly notes that the Council should “go back to the Bloomsbury CA Management Strategy (particularly 5.38 and 5.39)”. This states: 5.38 The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are butterfly roof forms, parapets, chimneystacks and pots and expressed party walls. 5.39 Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.*
- 5.6. However, it is not proposed to alter any of the existing roof form, but rather to fit panels on the existing roof form. And no historic fabric will be lost. Certainly it is true that solar panels are not historically characteristic and therefore they would represent an alteration to these buildings. However, solar panels are identified as a public benefit in the Council’s guidance. See Camden’s Energy Efficiency Guidance for Conservation Areas: *1.4 Does national planning policy give greater weight to heritage or energy conservation? The short answer is neither – they are both important. The National Planning Policy Framework (NPPF) (March 2012) contains twelve core principles, with two relating directly to heritage conservation and environmental sustainability. On heritage, any development should: “...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.” On energy conservation, any development should: “...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.” The NPPF does not seek to arbitrate between these two principles but instead provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict through careful design as recommended in the NPPF (para.129).*
- 5.7. The installation of solar panels on listed buildings can be challenging and a balance between preserving significance, the character and appearance of the conservation area and enabling the public benefit of solar energy needs to be achieved. In this instance, it is considered that an acceptable balance has been achieved.
- 5.8. The proposed panels would be in two locations, the inner slope of the main roof and on the flat roofs of later (post-1960s) extensions. The revised drawings have secured the omission of the panels from the rear roof slopes of the main building.



Rear flat roofed extension (panels to replace existing plant).

5.9. The proposed panels on the inner roof slopes are considered to be acceptable, particularly because works of alteration have already occurred at this level of the building meaning that all of the roof covering is artificial slate and the proposed change would not be discernible from ground level. The proposed panels are therefore not considered to detract from the character and appearance of the host building, or harm its significance, other than in the sense that the panels would not be characteristic of early nineteenth-century roof slopes. However, this impact would only be visible if one were to stand on the roof, and it has therefore been assessed as being, at most, less than substantial in impact.



Inner roof slopes (proposed location of new solar panels) showing artificial slate.

5.10. As noted above, the changes that have been made during the course of the applications have been made in response to comments from officers. It is considered that the proposals have achieved a balance between the Council's objectives of supporting renewable energy and preserving the significance of its designated heritage. The CAAC response has suggested that less harmful alternatives could be considered for the site, such as using solar tiles as opposed to solar panels. The use of solar tiles would be more invasive, in terms of removal of fabric, when compared to solar panels, would not be of any notably greater benefit in the sense that they would not be any less visible than the proposed panels. Camden Planning Guidance Energy Efficiency and Adaptation (January 2021) sets out a number of alternative options for sites seeking to benefit from renewable energy sources. The alternatives identified are solar thermal hot water panels, ground source heat pumps, air source heat pumps, and wind turbines. While no drawings have been produced demonstrating what the impact of these alternative sources would be on the significance of the listed building or the conservation area, there does not appear to be a renewable energy measure which seems to obviously suggest a significantly lesser impact on the significance of the heritage assets when compared to the solar panels in the locations hereby proposed.

5.11. Overall, the proposals are considered to be acceptable in terms of heritage and design, in accordance with Policies D1 and D2 of the Camden Local Plan. This is subject to conditions relating to the approval of details of the degree of projection of the panels.

6. Effects on the amenity of neighbouring occupiers

6.1. The panels on the main roof would not be visible from any neighbouring rooms or gardens and there would be no effects on the outlook of any neighbouring occupiers.

6.2. The panels on the single storey rear extension would be visible from the upper floor windows of neighbouring buildings but given the position, orientation and appearance of the panels there would be no significant impact on the aspect or outlook. It would be unlikely that there would be significant periods of direct glare from the panels for any neighbouring occupiers.

7. Recommendations

1. Grant conditional planning permission
2. Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0240/P
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 1 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

Host Architecture & Design Limited
44 Southfields Road
London
SW18 1QJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10-11
Doughty Street
London
WC1N 2PL**

DECISION

Proposal:

Installation of photovoltaic (solar) panels within central valley of main roof and on flat roof of single storey rear extension at 11 Doughty Street

Drawing Nos: Site location plan, Design and Access Statement; Heritage Statement; Structural Report

Drawings Numbered 2109-HOST-ZZ-XX-DR-A: 1010 P3, 1110 P4, 2010 P3, 2110 P3, 2110 P4; 1110 P4; 3010 P3; 3110 P4

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 documents and drawings:

Site location plan, Design and Access Statement; Heritage Statement; Structural Report

Drawings Numbered 2109-HOST-ZZ-XX-DR-A: 1010 P3, 1110 P4, 2010 P3, 2110 P3, 2110 P4; 1110 P4; 3010 P3; 3110 P4

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.

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new solar panels indicating a projection not exceeding 200mm from the roof slope when measured perpendicular with the external surface of the roof slope

The development shall thereafter be undertaken and permanently retained in accordance with the approved details.

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.

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 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, 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.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

DRAFT

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

Chief Planning Officer

DECISION

Application ref: 2022/0690/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 1 June 2022

Development Management
Regeneration and Planning
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Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Host Architecture & Design Limited
44 Southfields Road
London
SW18 1QJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**10-11
Doughty Street
London
WC1N 2PL**

DECISION

Proposal:

Installation of photovoltaic (solar) panels within central valley of main roof and on flat roof of single storey rear extension at 11 Doughty Street

Drawing Nos: Site location plan, Design and Access Statement; Heritage Statement; Structural Report

Drawings Numbered 2109-HOST-ZZ-XX-DR-A: 1010 P3, 1110 P4, 2010 P3, 2110 P3, 2110 P4; 1110 P4; 3010 P3; 3110 P4

The Council has considered your application and decided to grant 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 documents and drawings:

Site location plan, Design and Access Statement; Heritage Statement; Structural Report

Drawings Numbered 2109-HOST-ZZ-XX-DR-A: 1010 P3, 1110 P4, 2010 P3, 2110 P3, 2110 P4; 1110 P4; 3010 P3; 3110 P4

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 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

Chief Planning Officer