

Application ref: 2022/1698/L
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Date: 6 September 2022

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Lewis & Hickey Ltd
1 St Bernards Row
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**13 Tavistock House North
Tavistock Square
London
WC1H 9JA**

Proposal:

Removal of existing fascia and hanging sign, external ATM and night safe; replacement of stone, bond and grout detail to match existing; internal alterations including removal of non-original signage, features and fittings.

Drawing Nos: E7213-EX-BA, E7213-EX-E1, E7213-EX-GD, E7213-GA-BA, E7213-GA-E1, E7213-GA-GD, Site Plan, Design, Access and Heritage Statement (15/11/2021)

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: E7213-EX-BA, E7213-EX-E1, E7213-EX-GD,

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 consent-

The proposal includes the removal of existing signage, external ATM and night safe relating to the previous use as a Natwest Bank. The removal of these elements is not considered to harm the character of the listed building and remain minor changes within the context of the building. These changes would remove evidence of the operating business within the building and therefore the character is not significantly impacted upon.

Upon undertaking a site visit with a stone expert, the Council's conservation officer also confirmed that the repairs of fixing screw holes to the stone façade and the removal of bank fixtures and signage would not cause harm to the character of the building.

The internal changes only involve the removal of furniture and non-permanent fixtures or equipment; the original walls are being kept the same and therefore no objection is raised on this issue.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 National Planning Policy Framework 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 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer