

Application ref: 2022/2545/L
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Date: 22 September 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Temple
3rd Floor, The Clove Building
4 Maguire Street
SE1 2NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Former Workhouse
44 Cleveland Street
London
W1T 4JT

Proposal:

Alteration to 2nd floor staircase window to incorporate Automatic Opening Vents (AOV) for smoke extraction (retrospective)

Drawing Nos: SP_01; E_LB_03-04 Rev G; BPD-LDW-WH-ZZ-DR-A-253012;

Supporting Statement (undated); Cover letter (temple), dated 14/06/2022.

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: SP_01; E_LB_03-04 Rev G; BPD-LDW-WH-ZZ-DR-A-253012; Supporting Statement (undated); Cover letter (temple), dated 14/06/2022.

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.

- 2 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

This application seeks retrospective listed building consent to alter the second floor staircase window to a glass louvred automatic opening vent (AOV) window, with 6 horizontal louvres.

Previously, it was proposed to replace the 2nd floor window with a false sash automatic opening vent (AOV) window with a similar outward appearance to a traditional sash window. However, this option is no longer feasible due to fire safety testing issues etc.

It is considered that the glass louvred AOV window causes harm to the listed building as the traditional sash windows are considered to be of special interest and value to the significance of the building; and the louvred window is visible from Cleveland Street and appears at odds with the other traditional sash windows on the host building. The harm caused is considered to be less than substantial. However, the Council recognises the difficulties the appellant would face in trying to provide an AOV window in the style of a traditional sash window (e.g. fire safety testing issues etc.) and considers, therefore, that the harm caused by the window is outweighed by the specific public benefits of the proposal relating to fire safety for future occupants.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 provisions of 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.
- 3 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.

- 4 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.

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



Daniel Pope
Chief Planning Officer