

Application ref: 2022/4097/L
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Date: 6 October 2022

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Arcadis
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**24-28 Academic House
H Bauer Publishing
Oval Road
London
Camden
NW1 7DT**

Proposal:

Removal of internal staircase extending between ground and 2nd floors and removal of internal glazed and stud partitions.

Drawing Nos: Site location plan; Heritage Statement; Heritage Impact Assessment; Design and Access Statement; Drawings numbered: SK-002; SK-003; 00-GF-01; 9100-DRG-(72) 100; 9100-DRG-(72) 101; 9100-DRG-(72) 102; 9100-DRG-(72) 103; 9100-DRG-(72) 104; 9100-DRG-(72) 105; 9100-DRG-(72) 106; 9100-DRG-(22) 101; 9100-DRG-(22) 102; 9100-DRG-(22) 103; 9100-DRG-(22) 104; 9100-DRG-(22) 105; 9100-DRG-(22) 106

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:

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 Site and significance

The works relate to Academic House which comprises three commercial buildings: The former Gilbey House (1937), Academic House (1871) and the original distillery building (1894). All of the buildings on the site are listed at GII. The significance of the group includes its architectural design and materials, evidential value (distinct to each function of each original building) and its townscape value as a multi-phased group of commercial buildings.

Impact of proposed works on significance

The works comprise of removal of an internal metal staircase between ground and second floor and removal of demountable glazed and stud partitions on several floors. All of the fabric proposed for removal dates from 2017. The works would reinstate the pre-2017 condition of the building. None of the 2017 works reinstated any previously lost elements of significance. The works therefore do not harm the significance of the listed building.

The application documents state the proposals will not alter the fire escape provisions of the building.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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