

Application ref: 2022/3565/L
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Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Atkins
The Hub
500 Park Avenue
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Bristol
BS32 4RZ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Swiss Cottage Library
88 Avenue Road
London
Camden
NW3 3HA

Proposal:

Intrusive investigative works to concrete fins on all elevations.

Drawing Nos: 5146598-ATK-Z1-ZZ-PL-B-1001 Rev P1; 5146598-ATK-Z1-ZZ-PL-B-1002 Rev P1; 50206133-ATK-SCL-S-DE-A-4401 Rev P1; 50206133-ATK-SCL-S-DE-A-4402 Rev P1; 50206133-ATK-SCL-S-DE-A-4403 Rev P2; 5206133-ATK-XX-XX-RP-SE-000001; 5206133-ATK-XX-XX-RP-SE-000002; 5206133-ATK-NC-BN-RP-BS_DAS_Rev 2.0; Heritage Impact Statement: Structural Investigation Works;

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:

5146598-ATK-Z1-ZZ-PL-B-1001 Rev P1; 5146598-ATK-Z1-ZZ-PL-B-1002 Rev P1; 50206133-ATK-SCL-S-DE-A-4401 Rev P1; 50206133-ATK-SCL-S-DE-A-4402 Rev P1; 50206133-ATK-SCL-S-DE-A-4403 Rev P2; 5206133-ATK-XX-XX-RP-SE-000001; 5206133-ATK-XX-XX-RP-SE-000002; 5206133-ATK-NC-BN-RP-BS_DAS_Rev 2.0; Heritage Impact Statement: Structural Investigation Works;

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 Swiss Cottage Library is a grade II listed building built in 1963-4 to the designs of Sir Basil Spence. The building was designed around its interior and based on the ideals of openness and light. Its exterior reflects the internal function with windows arranged around internal bookcases which line the walls, sitting between pronounced vertical concrete fins.

During refurbishment works undertaken to the library it was discovered that there were a number of cracks in each of the 238 concrete fins, both internal and externally. One fin was reported to have significant damage on its inside face.

The contractor has proposed a methodology to ascertain the cause of the cracking which will be used to determine whether further repair works are required.

The methodology is staged, with the initial inspection using non-intrusive techniques such as ferrosensing. Where defects are detected more invasive testing will be required including chloride tests and half-cell potential surveys which involve drilling into the concrete up to a depth of 75mm. To minimise damage to the building this will be done in locations where concrete is already loose, broken or in discreet areas. Holes will be filled in afterwards in a colour and surface texture to match the original concrete.

The proposed works have been carefully designed to minimise damage to the building and where this is unavoidable it will be done in areas where the impact will be minimised. Although there will be a limited amount of "less than substantial" harm to the special interest of the listed building due to damage to

historic fabric, this will be to the minimum level required and is outweighed by the public benefit of ensuring there are no serious defects in the concrete fins which would be dangerous to passing pedestrians.

The application was advertised by means of a site notice and press notice. No responses were received.

The planning history of the site has been 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 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 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.
- 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.

- 4 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.

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 printed name and title.

Daniel Pope
Chief Planning Officer