

Application ref: 2022/4133/L
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Turley
8th Floor, Lacon House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Heals Building
196 Tottenham Court Road
London
Camden
W1T 7LQ

Proposal:

Installation of new louvres and grilles on rear, side and internal courtyard elevations and ground, first and second floors, new stepped access, access doors and railings to create a terrace at second floor; part refurbishment and repair of existing glazing and installation of secondary glazing, installation of new plant areas with acoustic screening at rear first floor level together with associated internal refurbishment and repair works.

Drawing Nos: Site Location Plan 1215_PL3iii-S-00 P1, 1215_PL3iii-EX-00P1, 1215_PL3iii-EX-01P1, 1215_PL3iii-EX-02P1, 1215_PL3iii-ES-RR P1, 1215_PL3iii-ES-PP P1, 1215_PL3iii-ES-NN P1, 1215_PL3iii-ES-LL P1, 1215_PL3iii-ES-LL 2 P1, 1215_PL3iii-GS-EE P1, 1215_PL3iii-GS-LL 2 P, 1215_PL3iii-GS-LL P1, 1215_PL3iii-GS-NN P1, 1215_PL3iii-GS-PP P1, 1215_PL3iii-GS-RR P1, 1215_PL3iii-D-00 P1, 1215_PL3iii-D-01 P, 1215_PL3iii-D-02 P1, 1215_PL3iii-DCP-00 P, 1215_PL3iii-DCP-01 P, 1215_PL3iii-RCP-02 P, 1215_PL3iii-DCP-02 P, 1215_PL3iii-DP-OO P1, 1215_PL3iii-DP-O1 P1, 1215_PL3iii-DP-O2 P1, 1215_PL3iii-GA-00 P1, 1215_PL3iii-GA-01 P, 1215_PL3iii-GA-02 P1, 1215_PL3iii-RCP-OO P1, 1215_PL3iii-RCP-O1 P1, Design and Access Statement, Heritage Statement, Acoustic Design Report (prepared by Sandy Brown dated 4/8/2022), Noise Survey and Plant Noise Egress Limits (prepared by Sandy Brown dated 18/8/2022)

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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:

Site Location Plan 1215_PL3iii-S-00 P1, 1215_PL3iii-EX-00P1, 1215_PL3iii-EX-01P1, 1215_PL3iii-EX-02P1, 1215_PL3iii-ES-RR P1, 1215_PL3iii-ES-PP P1, 1215_PL3iii-ES-NN P1, 1215_PL3iii-ES-LL P1, 1215_PL3iii-ES-LL 2 P1, 1215_PL3iii-GS-EE P1, 1215_PL3iii-GS-LL 2 P, 1215_PL3iii-GS-LL P1, 1215_PL3iii-GS-NN P1, 1215_PL3iii-GS-PP P1, 1215_PL3iii-GS-RR P1, 1215_PL3iii-D-00 P1, 1215_PL3iii-D-01 P, 1215_PL3iii-D-02 P1, 1215_PL3iii-DCP-00 P, 1215_PL3iii-DCP-01 P, 1215_PL3iii-RCP-02 P, 1215_PL3iii-DCP-02 P, 1215_PL3iii-DP-OO P1, 1215_PL3iii-DP-O1 P1, 1215_PL3iii-DP-O2 P1, 1215_PL3iii-GA-00 P1, 1215_PL3iii-GA-01 P, 1215_PL3iii-GA-02 P1, 1215_PL3iii-RCP-OO P1, 1215_PL3iii-RCP-O1 P1, Design and Access Statement, Heritage Statement, Acoustic Design Report (prepared by Sandy Brown dated 4/8/2022), Noise Survey and Plant Noise Egress Limits (prepared by Sandy Brown dated 18/8/2022)

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.

Informatives:

- 1 The building is Grade II* listed.

The proposed metal grilles, louvres located on the ground, first and second floors on the side, rear and internal courtyard elevations and the metal acoustic enclosures housing the condenser units on the rear elevation at first floor level are considered to be minor additions using sympathetic materials that would not significantly impact the external character and appearance of the Heal's building. They would have limited visibility from public views and would be of a

minor scale and would thus read as subordinate to the wider Heal's building complex. The proposed timber terrace with railings and a new access door are considered to be sympathetic additions using appropriate materials. A new plant area is proposed internally at second floor level adjacent to the new terrace. This would be of a small scale and is not considered to harm the historic fabric of the listed building. The development would be located within parts of the building that are considered to be of less heritage significance and are thus considered to be acceptable.

Internally, secondary glazing would be installed behind the windows on the Tottenham Court Road, Alfred Mews and Torrington Place elevations. The secondary glazing would not alter or harm the existing windows thus preserving the character of the listed building. It is proposed to increase the floor heights on the ground, first and second floors, which would include removing existing fire curtains and increasing the height of internal doors and lintels and to remove existing suspended ceilings. These are considered to be minor additions that would not harm the fabric of the listing building. It is also proposed to remove existing internal walls and WCs and to create a new internal office entrance. New openings for service distribution through walls are proposed and a new stair link between ground and first floor as well new soft spots for potential future stair links are proposed. These are considered to be minor alterations that would not harm the historic fabric of the listed building and are thus considered acceptable.

Overall given the proposal's siting and scale, they are not considered to cause harm to the grade II* building's special interest or setting.

The proposals have been reviewed by the Council's Conservation Team who deem them to be acceptable. Historic England also raised no objection.

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 proposal 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer