

Application ref: 2022/1753/L
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Date: 19 December 2022

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J Butterworth Planning
71-75 Shelton Street
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**20-21 Warren Street
London
W1T 5LT**

Proposal:

External alterations to ground floor frontage in connection with refurbishment of shopfront, including replacement of existing front railings with 1.5 metre high railings and side access gate to basement level from the street, fixing of a non-illuminated hanging sign, and general works of refurbishment.

Drawing Nos: (01-)01, 02 rev B; (10-)01 rev B, 02 rev B; (2906-)01 rev A, 02 rev A;
Planning, Design & Access and Heritage Impact Statement from J Butterworth
Planning Ltd. dated January 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 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: (01-)01, 02 rev B; (10-)01 rev B, 02 rev B; (2906-)01 rev A, 02 rev A; Planning, Design & Access and Heritage Impact Statement from J Butterworth Planning Ltd. dated January 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.

- 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 listed building consent:

The host building is a late 18th century end of terrace property which is Grade II listed. The shopfront at no. 20 is possibly original and is a good example of a traditional timber shopfront. The principal consideration material to the determination of this application, therefore, is the impact of the proposal on the Grade II listed building, and its features of special architectural or historic interest.

The primary purpose of the proposal is to provide improved security in light of incidents of crime and anti-social behaviour experienced by occupiers at the application site, particularly in regard to an existing street level opening and gate at the front of the property which access stairs to a basement level unit below.

As such, and following advice received from the Metropolitan Police, a 1.5 metre high section of black metal railings with a lockable side access gate are proposed to replace the railings and gate in situ at the front of the property. Each individual rail would be appropriately fixed directly into the existing stone coping below. The railings and gate would have decorative finial heads in keeping with the special architectural and historic interest of the building. They would also closely match railings and gates already present on other properties in the street in terms of the detailed design, material, colour and height.

It is noted that the existing section of railings are not original and were likely installed during the 1970s. As such, they have an incongruous appearance by virtue of their unsympathetic design and low height which are out-of-keeping with the special architectural and historic interest of the listed building and wider streetscene. While the increased height of the proposed railings encroaches slightly on a front facing view of the shopfront, this does not prevent a good visual appreciation of the listed shopfront, nor does it result in any harm to the significance of the designated heritage asset. This is particularly the case given the high level of visual permeability afforded through

the proposed railings and the enhancement arising from the introduction of railings and a gate more appropriate to the character and age of the building.

The proposals also include the display of a non-illuminated hanging sign and internal vinyls, and works of refurbishment, such as, re-painting the shopfronts, re-staining/re-sealing existing decking, replacement awning fabric using existing mechanisms, and siting of new free-standing planters. These are all appropriate works and reversible in nature which in listed building terms is a temporary arrangement that would allow the proposals.

Following concerns raised by the Council, the installation of replacement brass ironmongery to the front doors, wall mounted lights and a mural hand painted on a flank wall panel have been omitted entirely from the proposals.

Overall, therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting in terms of the design, size, location, colour, materials used and non-illuminated nature of signage, and are considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A consultation response in support of the proposals has been received and recorded in the associated consultation summary.

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 policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 An associated application for advertisement consent for the proposed display of a non-illuminated hanging sign and internal vinyls benefits from deemed consent or does not require any consent respectively. A non-illuminated mural sign which was originally proposed has also been omitted entirely from the proposals. As such, the proposal does not require formal determination by the local authority by way of an advertisement consent application and the application has therefore been withdrawn.
- 3 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.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 5 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.

- 6 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