

Application ref: 2022/4055/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Hunter Street Health Centre
8 Hunter Street
London
WC1N 1BN

Proposal:

Installation of replacement doors to fire escape on 1st to 3rd floors of rear elevation and internal alterations including installation of fire shutters to windows and replacement fire doors.

Drawing Nos: NTBS3725 / 01; NTBS3725 / 02; NTBS3725 / 03; NTBS3725 / 04;
NTBS3725 / 05; NTBS3785 / 07; NTBS3725 / 08; NTBS3725 / 09; NTBS3725 / 10;
NTBS3725 / 11; NTBS3725 / 16; NTBS3725 / 17 Rev A; NTBS3725 / 18 Rev A;
NTBS3725 / 19; NTBS3782 / 12 Rev A; NTBS3782 / 13 Rev A; NTBS3782 / 14 Rev A;
NTBS3782 / 15; NTBS3785 / 03; NTBS3785 / 04 Rev A; NTBS3785 / 05 Rev A;

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:
NTBS3725 / 01; NTBS3725 / 02; NTBS3725 / 03; NTBS3725 / 04; NTBS3725 / 05; NTBS3785 / 07; NTBS3725 / 08; NTBS3725 / 09; NTBS3725 / 10; NTBS3725 / 11; NTBS3725 / 16; NTBS3725 / 17 Rev A; NTBS3725 / 18 Rev A; NTBS3725 / 19; NTBS3782 / 12 Rev A; NTBS3782 / 13 Rev A; NTBS3782 / 14 Rev A; NTBS3782 / 15; NTBS3785 / 03; NTBS3785 / 04 Rev A; NTBS3785 / 05 Rev A;

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 proposed external works are on the rear elevation and involve the replacement of non-original doors on a fire escape with similarly styled doors which are in keeping with the building's appearance. The proposed works stem from a recent fire risk assessment which identified that works are required to improve the passive fire compartmentation within the building. At the rear of the building there is a modern fire metal fire escape which is accessed through non-original doors (originally these were window openings which have been lowered). The replacement doors have been designed to be in keeping with the overall building in terms of the materials and fenestration pattern.

A number of internal doors are to be replaced but these are all modern and not sympathetic to the building's interior. The replacements will largely match the existing.

Internally fire shutters are proposed on the windows which face onto the fire escape. These will be small roller shutters fixed to the inside face of the window reveal and will only be rolled down in the event of a fire. When they are retracted they will be hidden on the room side by a pelmet. Other options were looked at which included window replacement but this would have resulted in the loss of historic fabric. Internally the window reveals are relatively plain and without any features of interest such as timber shutters. The roller shutters will be a reversible feature so could be removed in the future if no longer required. Whilst these would cause an element of 'less than substantial' harm to the special interest of the building, this would be reversible

and in a balancing exercise is outweighed by the public benefit of allowing a publicly accessible health facility to operate without endangering the users. All of the proposed works, except the fire shutters, preserve the special interest of the building.

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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer