

Application ref: 2022/2465/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Turley
8th Floor, Lacon House

84 Theobald's Road

London
WC1X 8NL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Heal's Building
196 Tottenham Court Road

London
W1T 7LQ

Proposal:

Refurbishment and external alterations to ground floor Tottenham Court Road and Torrington Place elevations including removal of existing metal canopy, refurbishment of Portland stone façade, installation of new signage, engraving in pavement and installation of new glazed doors.

Drawing Nos: Site Location Plan 1215_PL3A-S-00 P1, 1215_PL3A-EX-10 -1, 1215_PL3A-EX-00 P1, 1215_PL3A-EE-02 P1, 1215_PL3A-EE-01 P1, 1215_PL3A-GE-02 P1, 1215_PL3A-GE-01 P1, 1215_PL3A-DE-D1, 1215_PL3A-EX-D1, 1215_PL3A-P-02 P1, 1215_PL3A-P-01 P1, 1215_PL3A-ME-01 P4, 1215_PL3A-P-03 P4, 1215_PL3A-01 P4, Heritage Statement, Baseline Heritage Appraisal

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:

Site Location Plan 1215_PL3A-S-00 P1, 1215_PL3A-EX-10 -1, 1215_PL3A-EX-00 P1, 1215_PL3A-EE-02 P1, 1215_PL3A-EE-01 P1, 1215_PL3A-GE-02 P1, 1215_PL3A-GE-01 P1, 1215_PL3A-DE-D1, 1215_PL3A-EX-D1, 1215_PL3A-P-02 P1, 1215_PL3A-P-01 P1, 1215_PL3A-ME-01 P4, 1215_PL3A-P-03 P4, 1215_PL3A-01 P4, Heritage Statement, Baseline Heritage Appraisal

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 Reason for granting Listed Building Consent:

The Heal's Building is Grade II* listed.

The proposals involve the removal of the existing metal canopy and roller shutter to the entrance on the Tottenham Court Road elevation and the creation of a new entrance with bronze framed glazed sliding doors set in matching stone pilasters. Matching 'Heal's' lettering is also proposed in the centre of the fascia at Tottenham Court Road on Torrington Place.

The new entrance would replace an existing roller shutter which is a non-original feature. The design of the new entrance would be sympathetic to the Listed building with a matching stone pilasters/surround and header and glazed doors in slim bronze frames.

The bronze effect 'Heal's' lettering in the paving in front of the entrance would also be appropriate to the Listed building.

The matching 'Heal's' lettering on the fascia on the Torrington Place elevation would preserve the architectural and historic character of the Listed building.

A planning application (2022/2462/P) has also been submitted for the proposals and conditions are attached to the planning permission to secure details of the materials of the Heal's lettering, detailed drawings of the new entrance and the Heal's fascia lettering, all in the interests of the architectural and historic merits of the Listed building and the character and appearance of the Conservation Area.

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.66 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 proposed development 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.
- 3 This permission does not include the projecting hanging signage shown on drawing 1215_PI3A_ME_01 which is indicated as being 'Subject to approval at a later stage'

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 blue rectangular background.

Daniel Pope
Chief Planning Officer