

Application ref: 2021/3821/L  
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Date: 3 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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3BM Limited  
Lilla Huset  
191 Talgarth Road  
Hammersmith  
London  
W6 8BJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**44-46 Working Mens College**  
**Crowndale Road**  
**London**  
**NW1 1TR**

Proposal:

Replacement of existing accessible platform lift to front elevation with similar structure and like for like replacement of windows to rear elevation.

Drawing Nos: RS01.62409 A Sht 1; RS01.62409 A Sht 2; RS01.62409 A Sht 3;  
RS01.62409 A Sht 4; RS01.62409 A Sht 5; RS01.62409 A Sht 6; RS01.62409 A Sht 7;  
RS01.62409 A Sht 8; P404 000 00; P404 001 00; P404 002 00; P404 400 00; P404  
401 00; P404 402 00; P404 403 00; P404 404 00; P404 200 00; P404 201 00; P404  
202 00; Alitherm Series - smart architectural aluminium; Cover letter by LCL lord  
consultants ltd dated 16/06/2021; External lift & north elevation window replacement  
Design and Access Statement by 3BM Spaces; RAL 7016 Anthracite Grey.

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:

RS01.62409 A Sht 1; RS01.62409 A Sht 2; RS01.62409 A Sht 3; RS01.62409 A Sht 4; RS01.62409 A Sht 5; RS01.62409 A Sht 6; RS01.62409 A Sht 7; RS01.62409 A Sht 8; P404 000 00; P404 001 00; P404 002 00; P404 400 00; P404 401 00; P404 402 00; P404 403 00; P404 404 00; P404 200 00; P404 201 00; P404 202 00; Alitherm Series - smart architectural aluminium; Cover letter by LCL lord consultants ltd dated 16/06/2021; External lift & north elevation window replacement Design and Access Statement by 3BM Spaces; RAL 7016 Anthracite Grey.

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 platform lift would maintain level access for all to the college building. The proposed structure would expand on the same footprint as existing and add another two glazed panels in height. The structure would be glazed on all sides with thin frames maintaining a lightweight appearance. The frame colour would match the existing railings which would result in a more unified structure and also slightly reduce the impact of the lift when viewed against a darker door opening behind on the main façade. The proposed addition to the existing lift structure is considered to be minimal and it would preserve the special interest of the listed building.

To the rear it is proposed to replace the existing non-original Georgian style single glazed poorly proportioned metal sash windows on the upper floors. Whilst the replacement windows are of aluminium they are better proportioned with a more vertical emphasis compared with the existing. In the current context, they would preserve the special interest of the listed building.

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.

One objection was received from Camden Town CAAC. This was subsequently withdrawn subject to further details of the lift structure being provided in terms of thickness of the frames and colour. These details were duly provided.

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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 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.
- 4 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](http://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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer