

Application ref: 2021/4644/L  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 6 January 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DWD  
6  
New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**22 Tower Street**  
**London**  
**WC2H 9NS**

Proposal:

Amendment to condition 2 of listed building consent ref: 2020/0957/L dated 22/04/2020) for 'Internal and external alterations, replacement of rear conservatory with single storey rear extension and construction of two storey front and side extension', namely alteration within basement to allow new fibre optic cables, the secondary staircase from ground floor - fourth floor to be removed and replaced, two external roof access ladders attached, one to the rear extension one to the side extension, reconfiguration of plant on the roof behind the parapet wall and a cowl to be added to the internal plant/air handling unit on the rear extension.

Drawing Nos: 18010\_S.01, 18010\_S.02, 18010\_S.03, 18010\_EX.01, 18010\_EX.02, 18010\_EX.03, 18010\_EX.04, 18010\_EX.05, 18010\_EX.06, 18010\_EX.07, 18010\_EX.08, 18010\_EX.09, 18010\_EX.10, 18010\_DE.01 Rev A, 18010\_DE.02 Rev C, 18010\_DE.03 Rev B, 18010\_DE.04 Rev A, 18010\_DE.05 Rev B, 18010\_DE.06 Rev B, 18010\_DE.07, 18010\_DE.08 Rev B, 18010\_DE.09 Rev B, 18010\_GA.01 Rev B, 18010\_GA.02 Rev D, 18010\_GA.03 Rev D, 18010\_GA.04 Rev D, 18010\_GA.05 Rev C, 18010\_GA.06 Rev C, 18010\_GA.07 Rev C, 18010\_GE.01 Rev G, 18010\_GE.02 Rev A, Amendments Doc Part 1 and Part 2, 18010\_GS.01, Side extension facade design Rev A, 18910\_SK.47 Rev B, Planning Statement, Heritage Impact Assessment, Design & Access Statement Rev A\_19.11.19.

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: 18010\_S.01, 18010\_S.02, 18010\_S.03, 18010\_EX.01, 18010\_EX.02, 18010\_EX.03, 18010\_EX.04, 18010\_EX.05, 18010\_EX.06, 18010\_EX.07, 18010\_EX.08, 18010\_EX.09, 18010\_EX.10, 18010\_DE.01 Rev A, 18010\_DE.02 Rev C, 18010\_DE.03 Rev B, 18010\_DE.04 Rev A, 18010\_DE.05 Rev B, , 18010\_DE.06 Rev B, 18010\_DE.07, 18010\_DE.08 Rev B, 18010\_DE.09 Rev B, 18010\_GA.01 Rev B, 18010\_GA.02 Rev D, 18010\_GA.03 Rev D, 18010\_GA.04 Rev D, 18010\_GA.05 Rev C, 18010\_GA.06 Rev C, 18010\_GA.07 Rev C, 18010\_GE.01 Rev G, 18010\_GE.02 Rev A, Amendments Doc Part 1 and Part 2, 18010\_GS.01, Side extension facade design Rev A, 18910\_SK.47 Rev B, Planning Statement, Heritage Impact Assessment, Design & Access Statement Rev A\_19.11.19.

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 This application seeks to amend the proposal with the following changes:
  - Alteration within basement to allow new fibre optic cables,
  - The secondary staircase from ground floor - fourth floor to be removed and replaced,
  - Two external roof access ladders attached one to the rear extension one to the side extension,
  - Reconfiguration of plant on the roof behind the parapet wall and a
  - Cowl to be added to the internal plant/air handling unit on the rear extension.

Although listed, the interior of the listed building has been thoroughly modernised with most features of interest being removed, (in the 1960s and 1980s) the second floor and insertion of two new floors) and modern partitioning and mezzanines having been inserted. The special interest of the building lies largely with the exterior of the building. Although an internal soft strip-out of the building has been approved in advance of refurbishment to prepare the building.

The heritage impact assessment submitted with the original application (2019/0004/P) highlights that the removal of the internal fabric relate to later additions 1980s/90s inserted partitions. It is to be noted that there is already large structural work required within the basement approved under the previous application and the current stair width is not complaint with building regulations hence its removal. Given that the current staircase is non-original and is part of the later additions in the late 80s/90s it is not considered its removal would have any detrimental impact on the existing listed building. Furthermore, the small alteration within the basement to allow for new fibre optic cables would be considered minor in nature and is not considered to harm the existing listed building. As such it is considered that the removal of such fabric would cause no harm to the special interest of the listed building.

- 2 The two external roof access ladders proposed, one to the rear extension and one to the side extension are considered to be appropriately placed and not visible from public view. A cowl to the internal plant/air handling unit is to be provided on the roof of the approved rear extension, this would be modest in nature and be placed to the internal plant on the rear extension. The approved plant on the roof plan behind the parapet is proposed to be reconfigured, it's to be reduced and placed in the same place. All these alterations would be minor in nature and would not cause detrimental harm to the special interest of the listed building or the surrounding area.

The amendments would be considered minor in nature and would not materially impact on the buildings appearance.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II listed building. The proposal would be in compliance with Local Plan Policy D2.

- 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.

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 centered on the page.

Daniel Pope  
Chief Planning Officer