

Application ref: 2022/5086/L
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BB Partnership Limited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Form Rooms
22 Tower Street
London
Camden
WC2H 9NS

Proposal:

The proposed scheme involves providing a cold-water supply to the terrace via an external grade water tap and pipe surface mounted onto the existing masonry wall and connected to the existing soil vent stack in the WC. The existing external lighting is retained. The scheme will also include swapping the existing roof tiles with smaller format (495mm x 495mm) dark grey porcelain tiles which are more in keeping with a true York stone. Drawing Nos: GHG_002 - Site Plan, GHG_001 - Location Plan, GHG_130 - Existing Third Floor Terrace, Design and Access Statement_Roof Terrace, GHG_230A - Proposed Third Floor Terrace(2).

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:

GHG_002 - Site Plan, GHG_001 - Location Plan, GHG_130 - Existing Third Floor Terrace, Design and Access Statement_Roof Terrace, GHG_230A - Proposed Third Floor Terrace(2).

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 22 Tower Street is grade II listed and was built as a board school in 1874. Set over four storeys, the building is constructed of yellow stock bricks with red brick and stone dressings. The roof is steep and slated with gabled end bays, tall brick chimney stacks and parapets. The interior of the building has been much altered, the plan form is mostly lost and historic plasterwork has been replaced with modern plaster board.

The proposals are to repave the terrace and introduce a tap to the third floor level balcony.

The existing paving to the balcony is not historic its removal is therefore acceptable. The replacement tiles are in keeping with the historic sensitives of the building and are supported.

The proposed tap gains its water supply from a third floor bathroom. The pipe runs behind modern plaster work and then penetrates through a mortar joint linking to a tap. Historic fabric will not be harmed as a result of the intervention and the tap will not be visible from the public realm.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 proposed development also accords with the London Plan 2021 and the NPPF.

- 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