

Application ref: 2022/5456/L  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Camden Arts Centre**  
**Arkwright Road**  
**London**  
**Camden**  
**NW3 6DG**

Proposal:

Internal and external repair works to address cracks in the building.

Drawing Nos: 101; 102; 104; unnumbered ground floor plans showing proposed internal repairs; unnumbered external elevations showing proposed repair locations (elevations A and B); Heritage Statement (Rev 01 30/11/22); Design and Access Statement (30/11/22);

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:

101; 102; 104; unnumbered ground floor plans showing proposed internal repairs; unnumbered external elevations showing proposed repair locations (elevations A and B); Heritage Statement (Rev 01 30/11/22); Design and Access Statement (30/11/22);

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:

Camden Arts Centre was constructed in 1897 as a library to the designs of Arnold S Taylor. Following the construction of Swiss Cottage Library in the 1960s the use of the building was changed to an arts centre. The building was bomb damaged in World War II and refurbished and extended in 2004. It is Grade II listed.

Its architectural and historic interest are partly derived from its ornate design and landmark location on the corner of Finchley Road and Arkwright Road. Due to the historical damage and alterations the interior is of lesser interest.

Recently there has been ground movement, probably associated with the removal of vegetation within the grounds. This has resulted in some cracks in the outer wall of the building which need repairing. It is proposed to bind the two sides of the crack using helibars which can be cut into existing mortar joints and the refilled. This will prevent further movement in the building and minimise the impact on the historic fabric.

Internally parts of the office ceiling have collapsed. The ceiling itself has no decorative features and is partly supported by non original metal beams. It is proposed to overlay the existing ceiling with plasterboard which will mean that the remaining historic ceiling can be retained in situ and the appearance of the space will remain almost identical.

All other works are repair or maintenance.

The special interest of the building would be preserved by the proposals and therefore it is recommended that consent is granted.

As such, the proposals are in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

The site's planning history has been taken into account when making this decision.

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 (ERR) 2013.

- 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 blue rectangular background.

Daniel Pope  
Chief Planning Officer