

Application ref: 2022/4971/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Portpool Lane
Camden
London
EC1N 7UJ

Proposal:
Internal alterations including the removal of non-original partition walls in connection with use as a tattoo salon.

Drawing Nos: Site Location Plan; Design and Access Statement; Site Photos; 4D-303_E01; 4D-303_P01; 4D-303_E02; 4D-303_P02; 4D-303_E03; 4D-303_P03; 4D-303_E04; 4D-303_P04.

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; Design and Access Statement; Site Photos; 4D-303_E01; 4D-303_P01; 4D-303_E02; 4D-303_P02; 4D-303_E03; 4D-303_P03; 4D-303_E04; 4D-303_P04.

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 The application site is a five-storey terraced property constructed in the early 1900s located near the corner of Portpool Lane and Leather Lane, though only relates to the basement and ground floor. The building is Grade II listed and located within the Hatton Garden Conservation Area.

Historically, the building has undergone alterations to the shopfront, fascia signage, and external detailing (such as guttering and cornices), but there has been no approved internal work. The special interest of the building is largely derived from its frontages and lack of permeability, and the interiors are not identified by the Conservation Area Appraisal and Management Strategy as contributing to the building or area's special interest.

The proposed alterations would not feature any work to external elevations. The internal works involve the removal of existing non-original stud wall partitions at basement level, which are not structural. This would result in a mostly open plan form rather than the existing subdivided space, which would be more useable for the purposes of the tattoo studio, whilst reinstating the historic plan form. No work or alterations to original features or detailing are proposed, and these are to be retained. Therefore, the proposed works will not harm the architectural significance or the special interest of the grade-II listed building.

No objections were received. The site's planning history was taken into account when arriving at this decision.

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.

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 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 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) 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.

- 6 The applicant is reminded that this permission only relates to the specified internal alterations to the listed building, and any additional external alterations, such as to the shopfront, would require listed building consent. Additionally, the display or erection of any signage to the shopfront would require advertisement consent, and this permission does not approve any changes to the shopfront shown in any drawings.

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 within a light gray rectangular box.

Daniel Pope
Chief Planning Officer