

Application ref: 2022/5577/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ingleton Wood LLP
8 Whiting Road
Norwich Business Park
Norwich
NR4 6DN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Red Bull Co Ltd
Earlham Street
London
Camden
WC2H 9LA

Proposal:

Internal works to involve addition of glazed partitions to create two new meeting rooms and new finishes to existing modern furniture.

Drawing Nos: 813382-IWD-XX-XX-DR-B-1000 S2 P01 Site Location Plan, 813382-IWD-XX-MZ-DR-I-2510 - Proposed Mezzanine Plan, 813382-IWD-XX-MZ-DR-I-2210 - Existing- Demolition Plan Mezzanine, Planning and Heritage Statement, INGLE-FV-SG-PJ01-2_R03, 813382-IWD-XX-MZ-DR-I-7305 - POS Room Details, 813382-IWD-XX-05-DR-I-2230 - Existing-Demolition Plan - Fifth Floor, 813382-IWD-01-05-DR-I-2540 - Phase 1 - Fifth Floor Staff Kitchen and Breakout Area, 813382-IWD-05-DR-A-2530, 813382-IW-00-00-SH-I-8000 Finishes and Fittings Schedule.

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:

813382-IWD-XX-XX-DR-B-1000 S2 P01 Site Location Plan, 813382-IWD-XX-MZ-DR-I-2510 - Proposed Mezzanine Plan, 813382-IWD-XX-MZ-DR-I-2210 - Existing- Demolition Plan Mezzanine, Planning and Heritage Statement, INGLE-FV-SG-PJ01-2_R03, 813382-IWD-XX-MZ-DR-I-7305 - POS Room Details, 813382-IWD-XX-05-DR-I-2230 - Existing-Demolition Plan - Fifth Floor, 813382-IWD-01-05-DR-I-2540 - Phase 1 - Fifth Floor Staff Kitchen and Breakout Area, 813382-IWD-05-DR-A-2530, 813382-IW-00-00-SH-I-8000 Finishes and Fittings Schedule.

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 42 Earlham Street forms part of the Seven Dials Warehouse which is a former brewery constructed in the mid 19th century. The building occupies a wedge shaped site and sits over five storeys with an additional roof extension. It is constructed from yellow stock bricks with timber framed windows. The building was damaged in a fire at the end of the 20th century and the top floors were partially rebuilt.

The proposals affect a mezzanine level at ground floor level and the modern roof extension. The works involve various partitions and the insertion of glass doors leading to a roof terrace to the eastern end of the fifth floor.

The partitions are sympathetic to the plan form of the building and are removable at any point. The glazed doors are in keeping with the aesthetic of the existing roof extension.

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 objection 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', written in a cursive style.

Daniel Pope
Chief Planning Officer