

Application ref: 2023/2964/L
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Mr Tim Nunn
1 Wardour Mews
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Neal Street
London
Camden
WC2H 9PJ

Proposal:

Minor alterations to interior space with additional partition wall on ground floor & basement area to form staff & store rooms.

Drawing Nos: Location Plan; EXISTING PLANS; GENERAL ARRANGEMENT PLANS (proposed); CUSTOMER FLOW PLAN (proposed).

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:

Location Plan; EXISTING PLANS; GENERAL ARRANGEMENT PLANS (proposed); CUSTOMER FLOW PLAN (proposed).

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 (delegated):

No.55 Neal Street, a former warehouse, dates from the late nineteenth century. The building is constructed in red brick with terracotta and stone dressings in Flemish Baroque style. The building is Grade II listed.

Internally at ground and basement level, the fabric and decoration date from the late twentieth century.

The proposal retains the premises in café use. The minor internal alterations are considered not to cause further harm to the architectural significance of the building.

The works are solely internal and therefore there is no requirement to advertise this application.

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer