

Application ref: 2023/2305/L
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KS DESIGN
4 Dover Close
Clacton on Sea
CO15 1XF
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
50 Earlham Street
London
WC2H 9LJ

Proposal:

Internal alterations including installation of access staircase, creation of bar areas and glazed beer cooling area, and works to walls and flooring. External works including removal of paint and erection of signage.

Drawing Nos: Design & Access Statement Rev. B Dated July prepared by KS Design; 319.22/ 720, 319.22/ 721C Rev C Dated July 2023, 319.22/ 722, 319.22/ 723C Rev C Dated July 2023, 319.22/ 724, 319.22/ 725C Rev C Dated July 2023, 319.22/ 726, 319.22/ 727C Rev C Dated July 2023, 319.22/ 750D Rev D Dated August 2023, 319.22/ 710, 319.22/ 711, 319.22/ 760, 319.22/ 730, 319.22/ 731, 319.22/ 732, 319.22/ 733, 319.22/ 740, 319.22/ 761, 319.22/763.

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:

Design & Access Statement Rev. B Dated July prepared by KS Design;
319.22/ 720, 319.22/ 721C Rev C Dated July 2023, 319.22/ 722, 319.22/ 723C
Rev C Dated July 2023, 319.22/ 724, 319.22/ 725C Rev C Dated July 2023,
319.22/ 726, 319.22/ 727C Rev C Dated July 2023, 319.22/ 750D Rev D Dated
August 2023, 319.22/ 710, 319.22/ 711, 319.22/ 760, 319.22/ 730, 319.22/ 731,
319.22/ 732, 319.22/ 733, 319.22/ 740, 319.22/ 761, 319.22/763.

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 consent:

The application building, known as the Seven Dials Warehouse, is a Grade II-listed building located in the Seven Dials Conservation Area and is identified as making a positive contribution to the character and appearance of the area.

The demise of the application site comprises the entirety of the basement of the Seven Dials Warehouse and part of the ground and first floor. A site visit confirmed that all of the proposed works had been completed without consent. The works, which are now retrospective and/or remedial, relate to:

External

- " Repainting brickwork from red to light grey, cast iron down pipes from red to black and stucco band around entrance same dark grey as the existing upper stucco band
- " Removing non-original services, pipes and cables
- " Removing all existing (new and unconsented) signage and boards
- " New signage to the Earlham and Shelton Street façades.

Internal

- " Restoration and reinstatement of the original yorkstone flooring where existing and new vinyl flooring.
- " Installation of two bar areas with associated furnishings (freestanding tables, chairs, and benches)

- " Installation of kitchen in the same location as previous facilities.
- " New central beer cooling area with the installation of glazed walls and doors inserted into the existing arches.
- " New access stair.
- " Upgrading of electrical services (lighting, audio, video, and alarm systems), fire detection, heating, ventilation, and air conditioning (HVAC) systems

The proposed signage has been significantly amended during the course of the application to omit and revise the signage scheme to preserve the special interest of the Grade II Listed Seven Dials Warehouse building and the character and appearance of the Seven Dials Conservation Area. This included omitting the number of advertisements and revising the detailed design of the signage on both the Earlham and Shelton Street elevations. The installation of the nonilluminated signs are reflected in planning application 2023/2353/A.

Repainting of the previously red brickwork and stucco in light and dark grey, and the rationalisation of non-original services, is considered to have enhanced the character and appearance of the building and Conservation Area. The new colour scheme better aligns with the industrial typology of the building and unifies the elevation.

The installation of the new staircase, rearrangement of the ground floor entrance, addition of two new bar areas and modern partitions for the kitchen and beer cooling room has altered in-part the planform of the entrance and basement.

The new access stair has been inserted into an existing double height void and is self-supporting - having been connected to and inserted around the original steel framework of the building. Infilling of the double height void above the kitchen has altered the spatial characteristics on the primary level by obscuring the architectural feature of the brick column. However, the ground floor alterations to the entrance have allowed for improved public and inclusive accessibility to the building, are substantially reversible, and have not harmed historic fabric.

The new kitchen and beer cooling room have introduced modern partitions into the open-plan space. However, these facilities are in the same location as a kitchen and food storage were previously, and the glazed partitions for the beer cooling room retain visibility through the structure so the original proportions of the space can still be appreciated. Kitchen fittings such as extraction ducts have been reused, and a timber frame built around existing brickwork columns with no fixings into brickwork and panelling fitted to timber frame only. There was no original flooring in these locations.

- 2 Redundant modern services that previously cluttered the brick vaulted ceiling have been rationalised, and the original yorkstone paving stones restored. These alterations are considered to have significantly enhanced the significant material qualities of the warehouse building.

The identified harm posed to the planform of the Seven Dials Warehouse has been considered in balance with the public benefits of improved inclusive

accessibility, the restoration of internal historic fabric, and façade improvements. The façade alterations would enhance the character and appearance of the Conservation Area overall, and the internal works have enhanced and adequately preserved the special interest of the Listed Building.

Five objections were raised regarding the proposed signage. The applicant has amended the scheme, to the satisfaction of Council and the objectors. All objections have now been withdrawn. 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 2016 and the National Planning Policy Framework.

- 3 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



Daniel Pope
Chief Planning Officer