

Application ref: 2023/3384/L
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Monmouth Planning
38a Monmouth Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**45A Monmouth Street
London
WC2H 9DG**

Proposal:

Internal refurbishment and alterations to the ground and lower ground floors. Installation of internal lift and other ancillary facilities. Associated external shopfront alterations.

Drawing Nos: (Prefix 240-00-) 000, 001, 002, 003, 004, 101, 102, 103, 104, 105, 200, 201, 203, 400, 401, 402, 403, 23016-SD1 Rev 5, 23016-SD2 Rev 5, Location Plan, Heritage Appraisal, Planning Design and Access Statement, Design Intent Statement, APL CDM OPTION A, General Notes - Structural, Location Plan, Photo Schedule, Covering Letter

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:

(Prefix 240-00-) 000, 001, 002, 003, 004, 101, 102, 103, 104, 105, 200, 201, 203, 400, 401, 402, 403, 23016-SD1 Rev 5, 23016-SD2 Rev 5, Location Plan, Heritage Appraisal, Planning Design and Access Statement, Design Intent Statement, APL CDM OPTION A, General Notes - Structural, Location Plan, Photo Schedule, Covering Letter

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.

The interior of the shop remains as fitted out for Vidal Sassoon hairdresser's c.1993. The interior of the shop fit-out has been altered several times prior to statutory designation in 2016.

The proposals largely retain the basic structure and essential planform of the interior of the shop but re-fit it for a new retail use. The optimum viable use of the unit is as a shop and the proposals meet that use. The loss of the Vidal Sassoon fittings is not considered to cause harm to the significance of the listed building, and the proposed internal fit-out is considered to preserve the significance of the interior. The proposed internal service lift will result in the loss of some existing fabric, but given the interior of the shop is considered to possess limited significance (which is chiefly related to its open-plan nature and use) the inclusion of a lift is not considered to be prejudicial to significance.

The alterations to the shopfront comprise a new timber shopfront door within the existing ground floor display box at the apex of the building's triangular plan looking onto Seven Dials, and the reconfiguration of the shopfront entrance facing Monmouth Street to enable level access.

The existing shopfront relates well to the architecture of the building as a whole, but it was not designed by Farrell (who left the unit blank for tenant fit-out on the elevations as originally consented). The proposed alterations to the shopfront preserve the key elements of its significance and positive contribution by retaining the glazing pattern, bay rhythm, and materials of the existing, and are therefore acceptable.

The proposal retains two of the three display boxes and the general appearance and design of the ground floor. They enable level access to the building, which is considered to be a public benefit. There would be some small-scale loss and relocation of brick sills, but these directly relate to the provision of level-access. The fabric affected is late C20th and not of intrinsic value in its own right.

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.

No objections were received, however one comment was received describing discrepancies between the proposed drawings and renderings. It is noted that the proposed renderings do not form part of the approved drawings. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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



Daniel Pope
Chief Planning Officer