

# Charlotte Street Association

email: [csafitzrovia@yahoo.co.uk](mailto:csafitzrovia@yahoo.co.uk)

**Development Management,  
Regeneration & Planning,**  
London Borough of Camden,  
Town Hall, Judd Street,  
London WC1H 8ND.

11<sup>th</sup> November 2023

For the attention of Tania Clifford, Planning Officer, Planning Solutions Team.

**By email to:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk) and [tania.clifford@camden.gov.uk](mailto:tania.clifford@camden.gov.uk)

Dear Tania Clifford,

**Re: ref. 2023/3076/L: 60-61 Warren Street, W1T 5NU:**

---

Listed Building Consent Application:  
Painting of front facade at ground floor level (retrospective).

---

I am writing on behalf of the Charlotte Street Association, concerning the above planning application.

This is a retrospective application. Our Association wishes to strongly object to the proposal to retain the painting of the brickwork of the front facade (at Ground Floor level), which has been carried out without Listed Building Consent.

It will be appreciated that carrying out work to a Listed Building without Listed Building Consent is a criminal offence – which reflects the seriousness of the situation.

Nos. 60 and 61 are part of a terrace of houses which are Listed Buildings in the Fitzroy Square Conservation Area. No. 60 Warren Street is distinct from its immediate neighbour No. 61 to the east as it does not feature a shopfront and has a doorway to the residential accommodation above. It has an attractive round-arched doorway with the bricks forming the arch. The row of buildings was listed in 1974.

Number 61 however, has a shopfront and has a stucco surround. The shopfront and the stucco were previously painted. We have no objection to the painting of the shopfront or the stucco (although it would have been preferable if the paint colour for the stucco was white, as is traditional for stucco in the Conservation Area).

Continued to page 2

Re: ref. 2023/3076/L: 60-61 Warren Street, W1T 5NU - *continued*:

---

In the Fitzroy Square Conservation Area Plan (Appraisal & Management Strategy of 2010), it refers to the buildings on the North side of Warren Street – in doing so, with reference to another building in the terrace, it says “.... *the painting of the brickwork at No. 58 .... detracts from the frontage ....*”.

In the same way, we think that the painting of the brickwork at No. 60 similarly detracts from the frontage and from the terrace as a whole. One of the main and dominant characteristics of these 18<sup>th</sup> Century terraced buildings is the fair-faced brickwork. Painting the brickwork not only detracts from this character, but also detracts from the brickwork as a natural barrier in terms of weather and weathering. But once painted, paintwork on brickwork requires regular maintenance of re-painting.

The painting of the brickwork covers up the detail of the brick round-arched doorway of No. 60 - greatly denuding its “brick” appearance. The doorway at No. 60 serves the residential flats above the Ground Floor. But in painting the brickwork at No. 60 (to match the shopfront at No. 61), this has led to confusion of customers using the bakery at No. 61. Customers often assume that the entrance at No. 60 also leads to the bakery, and do not realise that, in fact, this doorway only serves the residential flats above – and thus upsets and disturbs the residents of no. 60. Not only does the painting of the front facade damage the appearance of the brickwork, it has the effect of greatly altering the relationship between the two buildings. It creates the appearance of a shopfront extending across both buildings, and damaging the distinctiveness of both.

In the applicant’s “Planning, Design & Access and Heritage Impact Statement”, reference is made to other buildings in the area (some of which are outside the Fitzroy Square Conservation Area) where the brickwork has been painted. In particular the applicant cites 30-34 Warren Street which were listed in 1988. However, the listing entry states: “fronts of Nos 30-33 painted over.” Thus, the buildings were listed **after** the brickwork had been painted. We do not know the history and reason for the painting to other cited examples.

Nonetheless, these examples should not act as a precedent for granting Listed Building Consent **retrospectively** – this will set a bad precedent; especially as the carrying out of work to a Listed Building without prior Consent is a criminal offence.

Our Association drew attention to this breach; and requested enforcement action.

For the above reasons, we would urge that this application is refused, and that the applicant advised on restoring the brickwork; and if necessary enforcement action is taken.

Yours sincerely,

*Clive Henderson,*  
**On behalf of Charlotte Street Association.**

Copy: Bloomsbury CAAC