

26 EARLSHAM STREET

LONDON WC2H 9LN

Site Description

The application site comprises a four-storey, terraced Georgian townhouse, with associated basement floorspace, located on Earlham Street near to Seven Dials. The building itself and the adjoining property, No. 24, are of Grade II Listed Building status and form part of the Seven Dials Conservation Area. The rear of the property faces the Tower Court which leads on to Monmouth Street to the south.

The application site is an existing restaurant, currently occupied by Rosa's Thai Café and sits between Café Nero within the modern six storey building fronting on to Seven Dials and the Udderlicious Ice Cream parlour, which also occupies a listed building. The four storeys of the building are solely occupied by the restaurant, with the kitchen operating within the basement and the restaurant spanning across the ground, first and second floors.

The surrounding area is primarily occupied by a mixture of commercial and business uses at ground floor level, with residential uses above. The nearest residential property is the flat located on the upper floor of the adjacent building, No.24 Earlham Street.

Planning History

The site has an extensive planning history of various types. Recently the Owner has received a contravention letter for the change of roof tiles of a listed building without planning consent. The change of roof tiles was done approximately 15 years ago.

The application seeks permission for installation of New Welsh Slate Tiles as per Conservation Officers recommendations.

Relevant Policies

1. Policy D1 seeks to ensure that design is of the highest quality, that respects local context and character and is sustainable in its design and construction.
2. Policy D2 outlines the Council's approach to preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The policy sets out that the Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
3. Planning and Heritage Statement
4. The reason for making this application is to ensure that a scheme for plant at the site can be operated without harm to the amenity of surrounding occupiers. Given the building's listed status and location in a conservation area, the impact on the heritage significance is also an important consideration. These issues are addressed below.

Heritage Considerations

The Historic England Listing (List Entry Number: 1342093) describes No.26 Earlham Street as:

“Terraced houses with shop. Early C19, altered mid C19. Multi-coloured stock brick; No.26 painted. Slate mansard roof with dormers. 3 storeys. 2 windows each: C20 shopfronts. Architrave sash windows with 1st floor console bracketed cornice.

Design and Access Statement

Use

There are no changes proposed to the existing restaurant (Class A3) use as part of this application. The application proposal simply seeks replacement of existing roof tiles with Welsh Slate tiles.

Landscaping

There are no proposed changes to the landscaping as part of this application.

Access

There are no proposed alterations to the access of the building.

Conclusions

The application proposal seeks replacement of existing roof tiles with welsh slate tiles. The proposal will not cause any material harm to the of surrounding buildings.

The proposals will enhance the street scene and will comply with the relevant Camden Local Plan policies and guidance, as well as the guidance contained within the National Planning Policy Framework. We therefore trust the Council will conclude that the proposal is acceptable and should be supported.