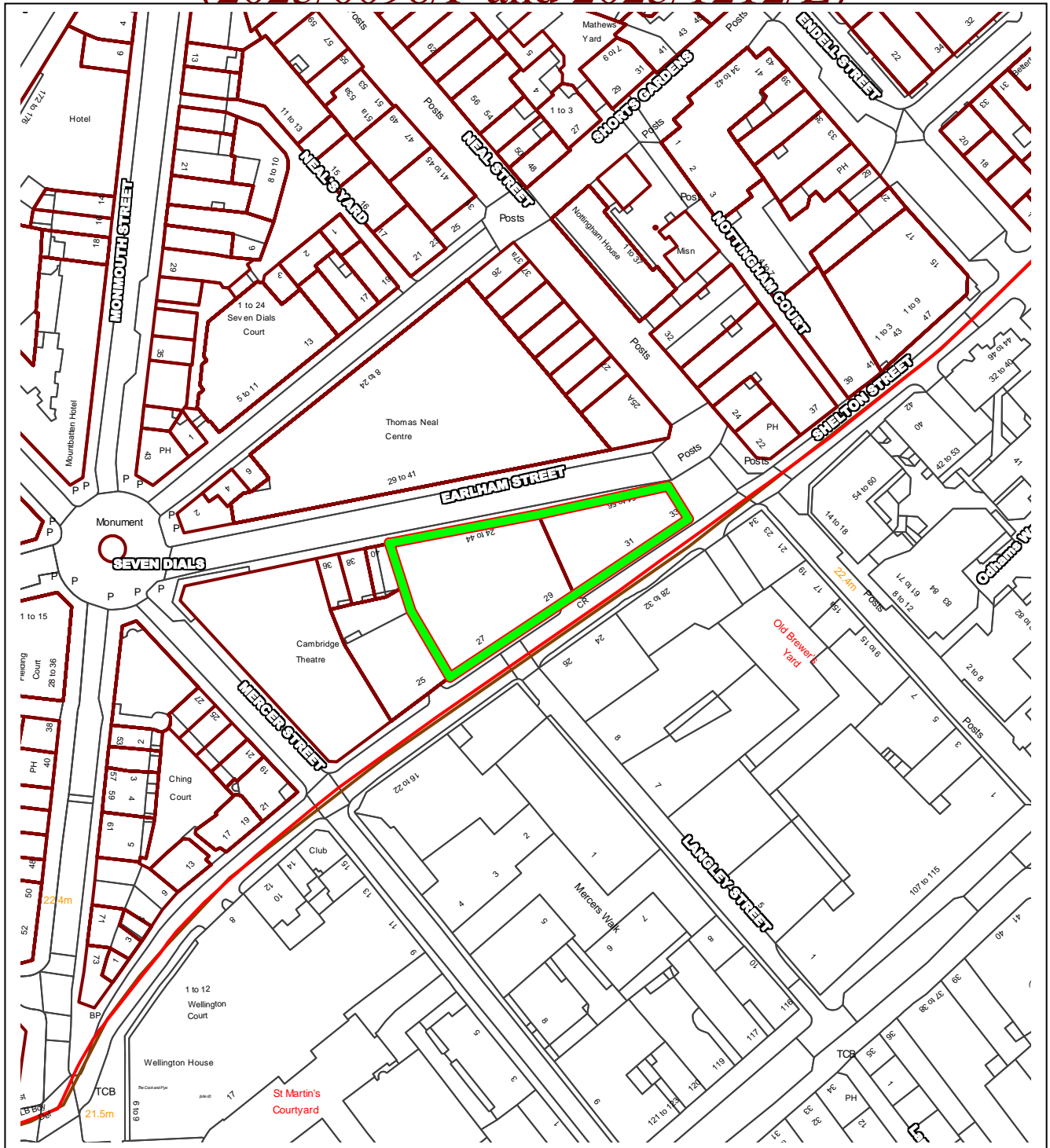


# 42 Earlham Street, London, WC2H 2LA (2023/0098/P and 2023/1212/L)



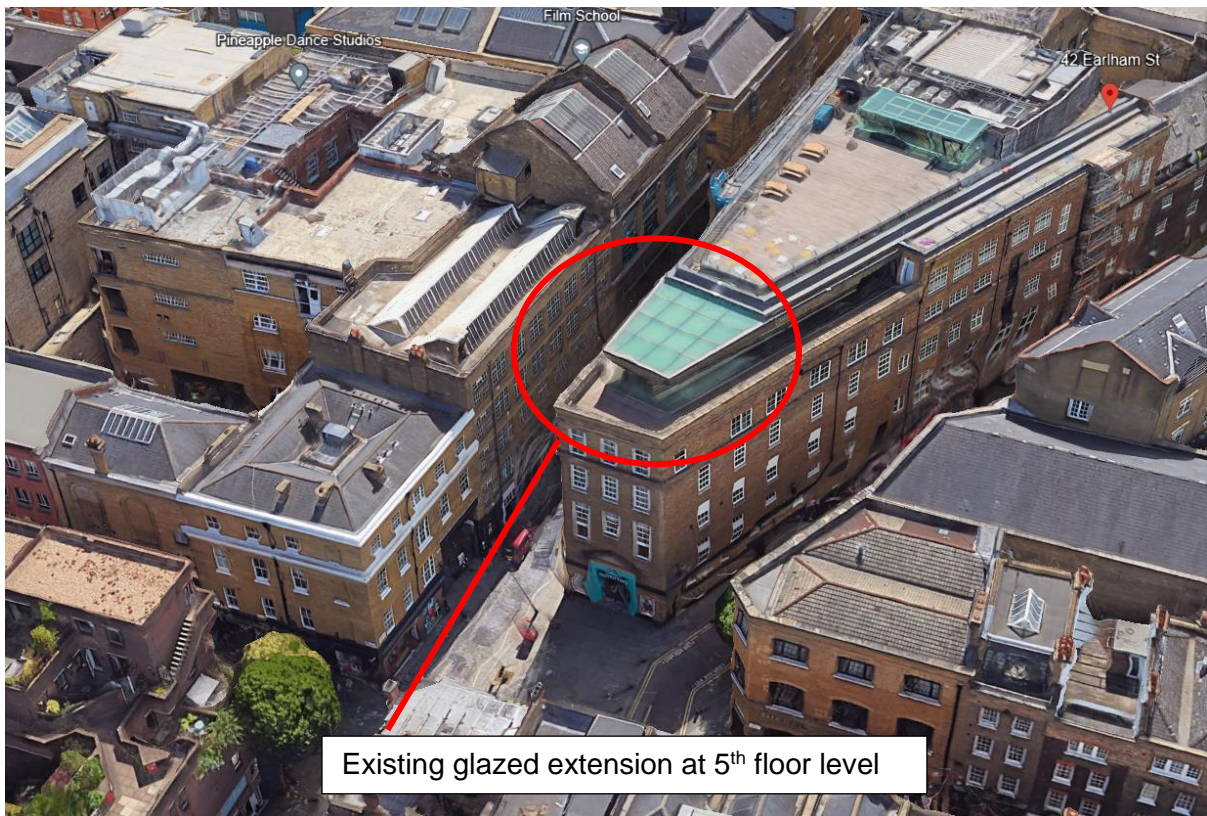
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42 EARLHAM STREET (2023/0098/P)



Figure 1 (above): Google image of the application site



Existing glazed extension at 5<sup>th</sup> floor level

Figure 2 (above): Google earth aerial view of the eastern part of the building showing the existing glazed roof extension at 5<sup>th</sup> floor level



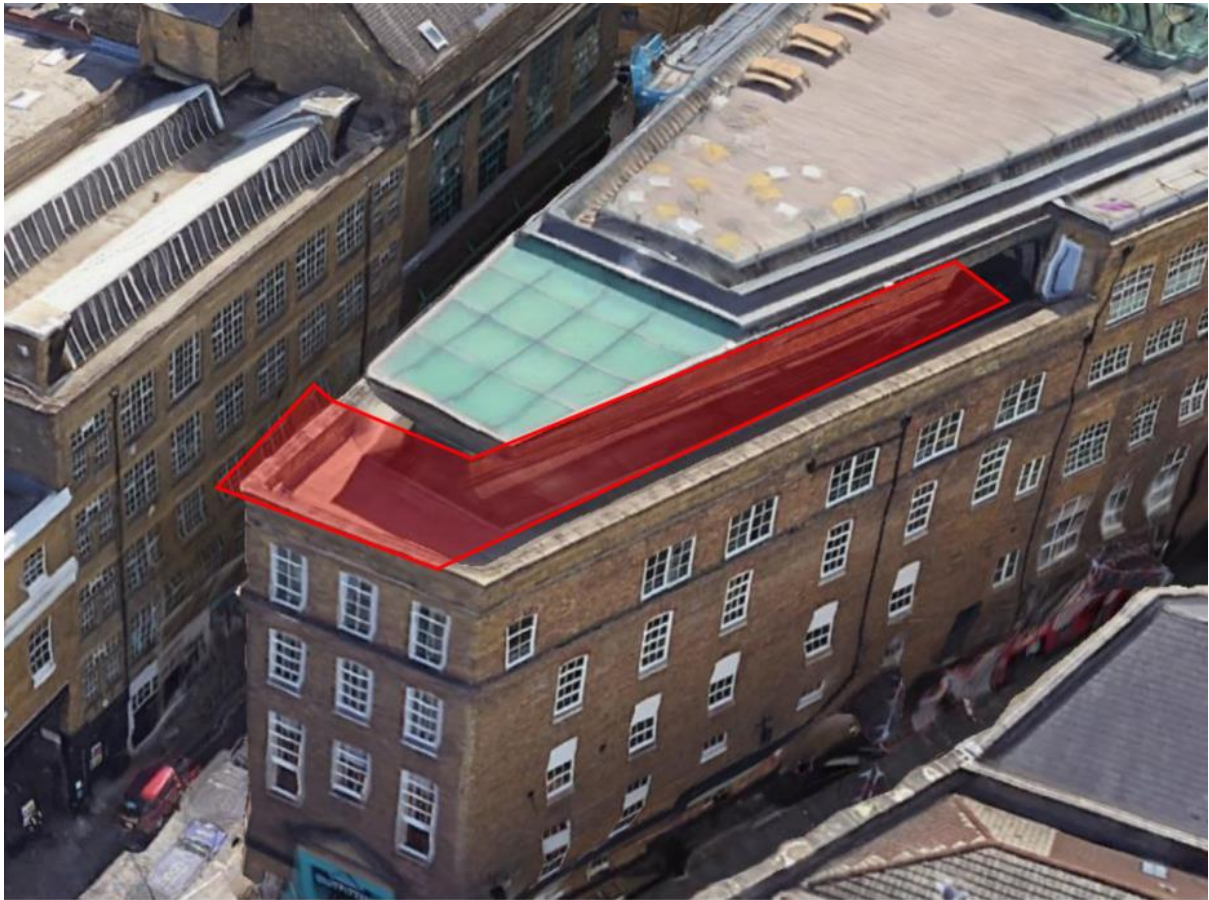


Figure 3 (above): Aerial view showing extent of terrace area at 5<sup>th</sup> floor level which is highlighted in red



Figure 4 (above): View of building from Neal Street looking west



Figure 5 (above): Full height glazed windows now replaced by bi-folding doors

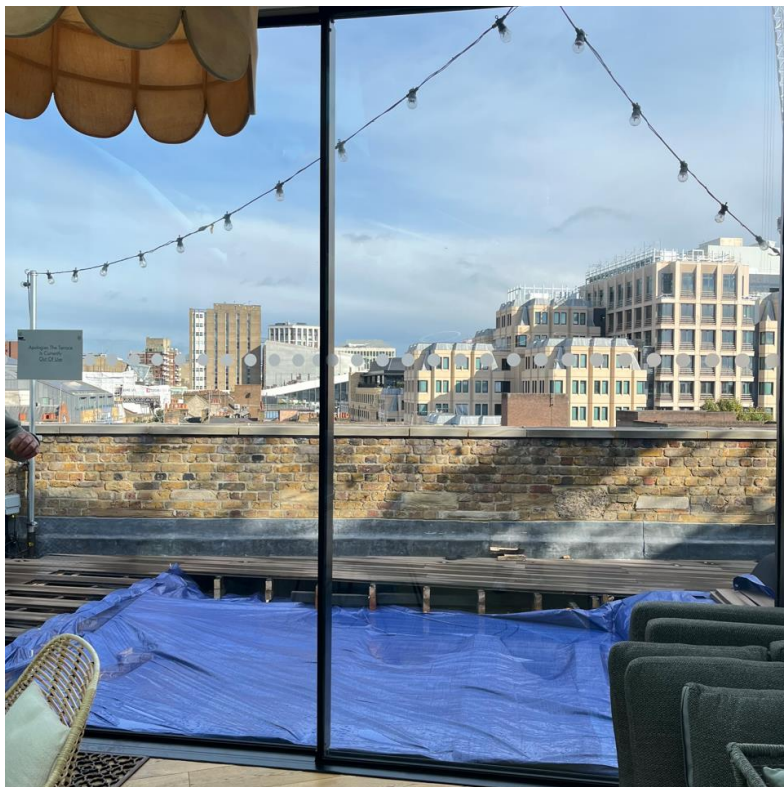


Figure 6 (above): View of roof at 5<sup>th</sup> floor level through proposed new sliding doors





Figure 7 (above): Proposed sliding doors from existing 5<sup>th</sup> floor extension to provide direct access to the external terrace



Figure 8 (above): Existing flat roof fronting Earlham Street looking west with existing door access

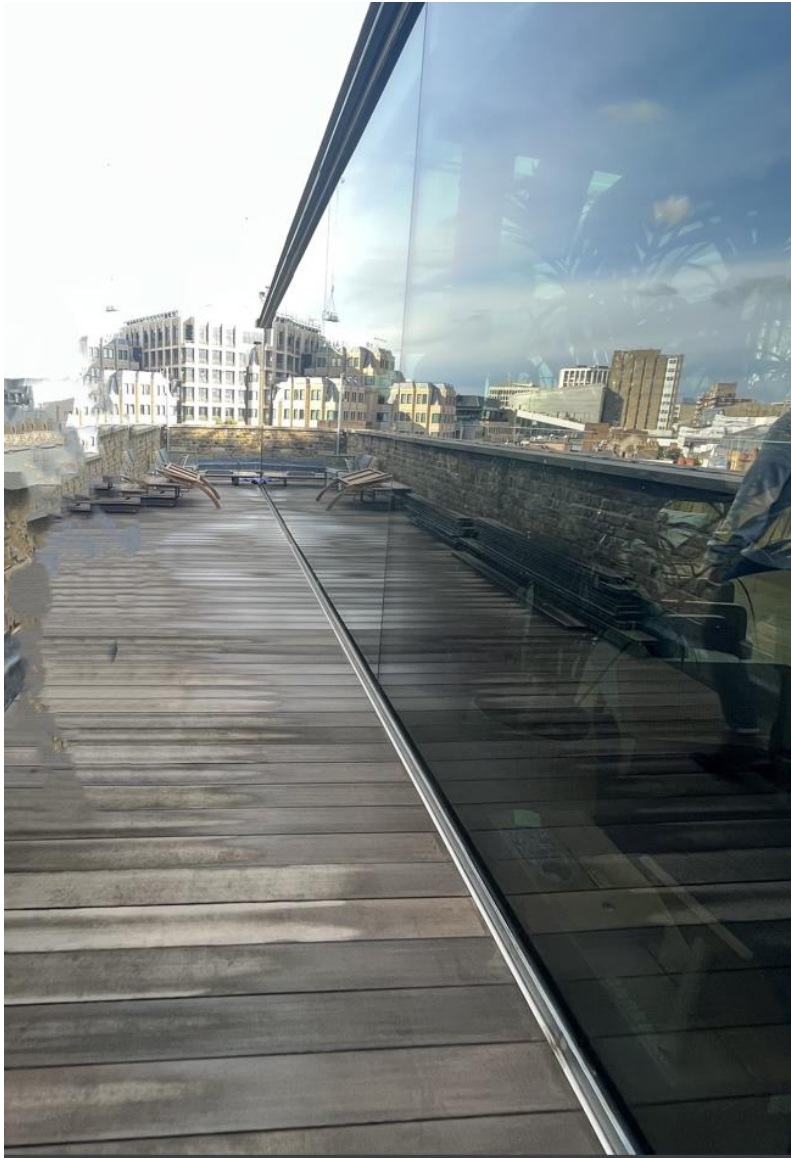


Figure 9 (above): Northern section of the flat roof facing Earlham Street looking east towards Neal Street



Figure 10 (above): View from the 5<sup>th</sup> floor towards Odham Mews

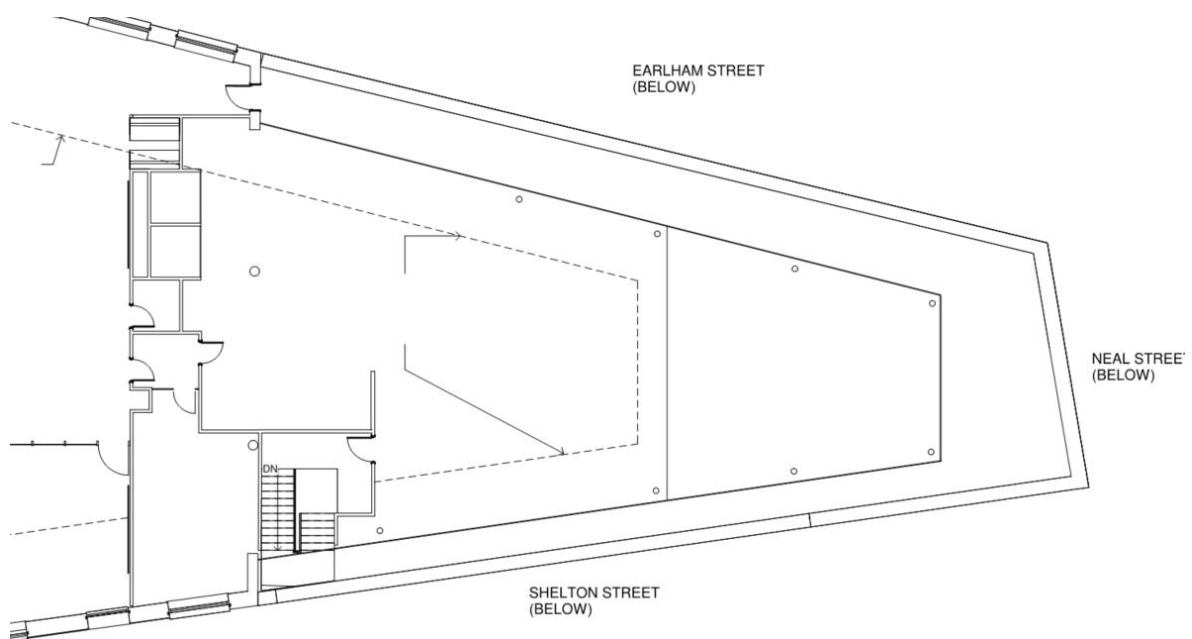


Figure 11 (above): Existing 5<sup>th</sup> floor plan



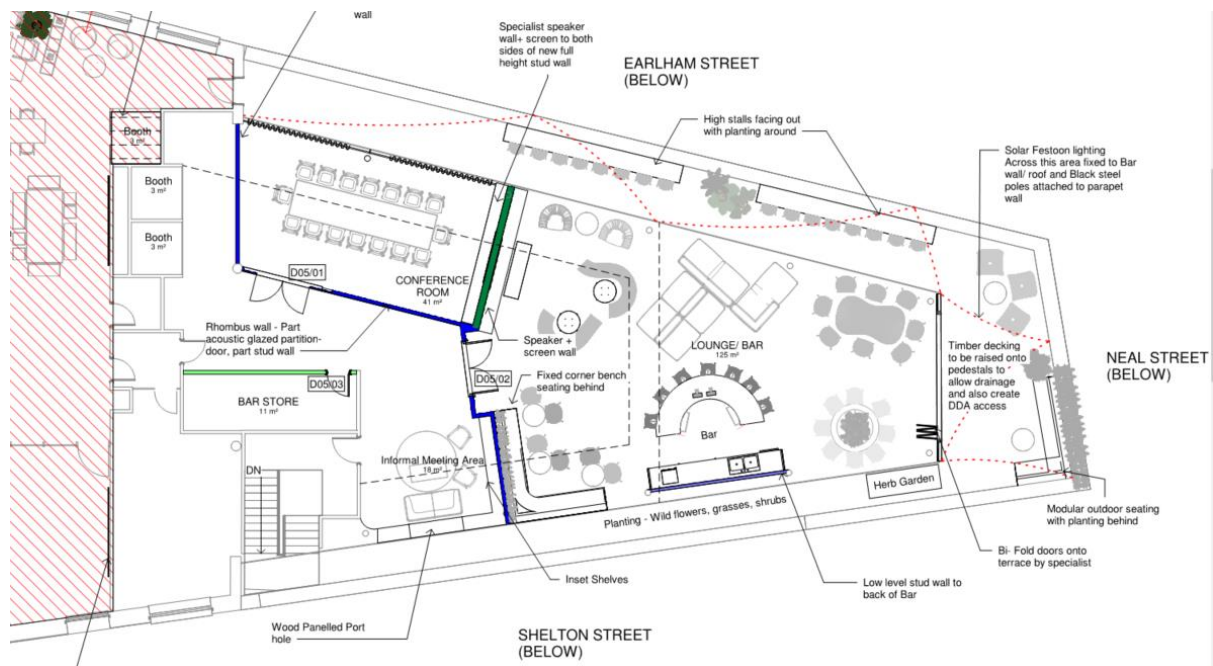


Figure 12 (above): Proposed 5<sup>th</sup> floor plan



<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	24/05/2023
		N/A / attached		Consultation Expiry Date:	22/05/2023
Officer			Application Number(s)		
Elaine Quigley			(i) 2023/0098/P (ii) 2023/1212/L		
Application Address			Drawing Numbers		
42 Earlham Street London WC2H 9LA			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Removal of Condition 4 of planning permission ref PSX0004538 dated 17/04/2002 provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use and the installation of external bi-folding doors within the existing glass extension at fifth floor level (part retrospective).  (ii) Installation of external bi-folding doors within the existing glass extension at fifth floor level to provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use (part retrospective).					
Recommendation(s):		(i) Grant conditional planning permission (ii) Grant conditional listed building consent			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	03
			No. Electronic	05		
Summary of consultation responses:	<b>Objections:</b> 3 letters of objection have been received from residents in Odhams Walk, and 68 Neal Street raising the following concerns:					
	<b>Amenity (noise and disturbance)</b> <ul style="list-style-type: none"><li>Noise and disturbance to residents of Odhams Walk from the roof terraces</li></ul>					
	<i>Officer's response:</i> With limit to hours of use and noise management plan the amenity of local residents would be protected. See paragraphs 5.4 and 5.5 of the Amenity section of the report					
	<ul style="list-style-type: none"><li>Hours of use should be restricted to 8:00 to 19:00 on weekdays as when the shops close it is quite at upper floor levels.</li></ul>					
	<i>Officer's response:</i> Hours of use have been restricted in line with the above hours. See paragraph 5.4 of the Amenity section of the report.					
	<ul style="list-style-type: none"><li>No events should be permitted and the roof terraces should only be accessible to staff. 30 persons at an outside event can make significant amounts of noise</li></ul>					
	<i>Officer's response:</i> The applicant has confirmed that the roof terraces would only be accessible to staff. See paragraph 5.7 of the Amenity section of the report					
	<ul style="list-style-type: none"><li>Live and recorded music and any equipment used for amplification of sound should be strictly prohibited</li></ul>					
	<i>Officer's response:</i> No music should be played on the roof terrace that would be audible to neighbouring residential occupiers. See paragraph 5.6 of the Amenity section of the report					
	<b>Support:</b> 1 letter of general support received from resident of 74 Neal Street with request to attach a condition to control the hours of use to be the same as the approved roof terrace at 6 <sup>th</sup> floor level.					
	<b>Comments:</b> 1 comment received from resident of 1a Monmouth Street requesting securing of conditions to control the roof terrace that are the same as those attached to the approved 6 <sup>th</sup> floor roof terrace.					



<p>Covent Garden Community Association (CGCA)</p> <p>City of Westminster</p>	<p><b>Covent Garden Community Association (CGCA) – objects</b></p> <ul style="list-style-type: none"> <li>• <b><u>Amenity – Noise and Hours of use</u></b> The hours of use are too late and risk nearby residential amenity from unrestricted events.</li> </ul> <p>Objections would be withdrawn if the following can be secured:</p> <p>(i) hours of use of the 5<sup>th</sup> floor terrace should be set between 08:00 and 19:00 Monday to Friday only</p> <p><i>Officer's response: With limit to hours of use and noise management plan the amenity of local residents would be protected. See paragraphs 5.4 and 5.5 of the Amenity section of the report</i></p> <p>(ii) use should be restricted to staff occupying the 5<sup>th</sup> floor of the building plus no more than 1 bona fide guest per staff member</p> <p><i>Officer's response: The applicant has confirmed that the roof terraces would only be accessible to staff. See paragraph 5.7 of the Amenity section of the report</i></p> <p>(iii) no music or amplified sound is permitted on the terrace nor to escape from inside the building</p> <p><i>Officer's response: No music should be played on the roof terrace that would be audible to neighbouring residential occupiers. The doors would be required to be closed between the hours of 08:00 and 19:00. See paragraphs 5.5 and 5.6 of the Amenity section of the report</i></p> <p>No objection is raised to the design of the alterations. Planting along Shelton Street side of the roof effectively limits the use of the terrace to Earlham Street and Neal Street. This is helpful as Shelton Street is very high and narrow at this point which amplifies and echoes any sound.</p> <p><b>City of Westminster Council – no comments</b> The City of Westminster were consulted as the southern side of Shelton Street is within Westminster. They confirmed they did not wish to comment on the application.</p>
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## Site Description

The Seven Dials Warehouse is a Grade II listed building located in the Seven Dials Conservation Area, within the Seven Dials character area.

The building was subject to significant fire damage in September 1999, which largely destroyed the building's structure from the third floor upwards. It was rebuilt internally from the third floor upwards with modern floors, columns, double glazed windows and a flat roof. The building was subsequently listed in July 2022.

The building occupies a wedge shaped site fronting Earlham Street to the north, Neal Street to the east and Shelton Street to the south and was constructed in the mid-19<sup>th</sup> century as an extension to the former Coombe & Co brewery. The building has strong group value with the listed former brewery buildings to the south of Shelton Street, in the City of Westminster. The character of the street is not dominated by one particular period or style of building but rather it is their combination that is of special interest. Most buildings appear to spring from the footway without physical front boundaries or basement areas. In this tightly contained streetscape, changes of road width, building form and land-use give dramatic character variation, narrow alleys and hidden yards provide unforeseen interest and the few open spaces provide relief and a chance to pause and take stock of one's surroundings.

The surrounding area comprises a mix of retail, restaurant / cafes, theatre and commercial uses within 5-6 storey buildings of a similar nature of the application site, which is occupied by Class E use commercial uses (retail and offices).

## Relevant History

Planning permission was **granted** (ref PSX0004558 R2) on 17/04/2002 for refurbishment, alteration and extensions following fire damage to provide a mix of offices, community and restaurant uses including the erection of a roof extension at fifth floor level and roof top plant and associated alterations at ground floor level and facades

Planning permission (ref 2016/5939/P) and associated listed building consent (ref 2016/5972/L) were **granted** on 21/12/2016 for creation of terrace at roof level; alterations to ground floor façade and fenestration; and replacement of rooftop plant. The roof terrace is at 6<sup>th</sup> floor level of the building. A condition was attached to this permission (Condition 4) restricting the hours of use of the roof terrace between 0800 hours and 1900 hours to safeguard the amenities of the adjoining premises and the area generally.

Planning permission (ref 2017/1723/P) and listed building consent (ref 2017/1701/L) were **granted** on 20/06/2017 for variation of condition 3 (approved plans) of planning permission granted on 21/12/2016 (ref:2016/5939/P) for the creation of terrace at roof level, alterations to ground floor façade and fenestration, and replacement of rooftop plant; namely 10 x condensers at roof level. A condition was attached to this permission (Condition 4) restricting the hours of use of the roof terrace between 0800 hours and 1900 hours to safeguard the amenities of the adjoining premises and the area generally.

Planning permission was **granted** (ref 2017/5591/P) on 19/12/2017 for variation of condition 4 (roof terrace hours of use) of planning permission granted on 21/12/2016 (ref:2016/5939/P), as amended by application ref: 2017/1723/P granted on 20/06/2017, for the creation of terrace at roof level, alterations to ground floor façade and fenestration, and replacement of rooftop plant. This permission was subject to various conditions to manage the use of the roof terrace; particularly beyond 19:00 hours. Condition 7 (no music) restricted playing of music in any way to be audible to any nearby residential premises, condition 9 (management plan) required the submission of a management plan for occasions where the use of the terrace extends beyond 19:00 hours and condition 10 (use of terrace) limits days of use of the terrace to exclude Sundays and Bank Holidays.

Listed building consent was **granted** (ref 2022/5571/P) on 10/05/2023 for internal works to involve addition of glazed partitions to create two new meeting rooms and new finishes to existing modern



furniture.

## Relevant policies

### National Planning Policy Framework (NPPF) (2023)

### The London Plan 2021

### Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

### Camden Supplementary Planning Guidance

CPG Amenity (January 2021)

CPG Design (January 2021)

Seven Dials (Covent Garden) Conservation Area Statement 1998

## Assessment

### 1.0 BACKGROUND

1.1 Planning permission was approved (ref PSX0004558 R2) on 17/04/2002 for refurbishment, alteration and extensions following fire damage to provide a mix of offices, community and restaurant uses including the erection of a roof extension at fifth floor level and roof top plant and associated alterations at ground floor level and facades. A condition was attached to this permission (condition 4) restricting the use of the flat roof at 5th floor level for maintenance purposes only. The condition reads:

*The area of flat roof at fifth floor level at the eastern end of the building shown on drawing no. 633/P P5 5006A as a roof terrace shall not be used for sitting out or as a terrace and shall be used for access for maintenance purposes only.*

*Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.*

1.2 The flat roof areas surrounding the 5<sup>th</sup> floor glazed extension are already accessible by two door openings on the northern and southern sides of the 5<sup>th</sup> floor that allow access around it; however the doors were to allow access for maintenance purposes. This application seeks to remove this condition to allow use of the fifth floor area as a breakout and entertaining space ancillary to the office use for Red Bull Company.

#### 2016 and 2017 permissions

1.3 The 2016 and 2017 permissions which granted the use of the 6<sup>th</sup> floor of this part of the building as a roof terrace associated with the existing office use are relevant to this application. The details of these permissions are provided in the planning history section above. The original permission (to be referred to as "the 2016 permission") that was granted on 21/12/2016 restricted the hours of use of the roof terrace from 08:00 to 19:00 hours to safeguard the amenities of the adjoining premises and the area generally. The applicant originally sought longer hours of use however, the Council was not satisfied that the terrace could be operated without resulting in noise disturbance.

1.4 A variation to the 2016 permission was granted on 19/12/2017 (to be referred to as "the 2017 permission") to allow the use of the approved terrace until 21:00 hours. The applicant was willing to agree to a number of parameters to ensure that the use of the terrace would not cause disturbance to neighbours. These included limited the use of the terrace to 21:00 hours, no more than 24 times per annum, a rooftop management plan which included serving notice to neighbouring occupiers prior to events taking place. This permission was granted subject to various conditions to manage the use of

the roof terrace; particularly beyond 19:00 hours. Condition 7 (no music) restricted playing of music in any way to be audible to any nearby residential premises, condition 9 (management plan) required the submission of a management plan for occasions where the use of the terrace extends beyond 19:00 hours and condition 10 (use of terrace) limits days of use of the terrace to exclude Sundays and Bank Holidays.

## **2.0 PROPOSAL**

2.1 This application seeks permission to provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use and the installation of external bi-folding doors within the existing glass extension at fifth floor level. The proposed terrace would front onto Earlham Street and Neal Street. The section of roof fronting Shelton Street would not include a seating area but would include a herb garden and wild flower, grasses and shrub planting. Raised timber decking would be installed to allow appropriate drainage and also to create level access for disabled people. The external bi-folding doors would be full height and glazed within a steel frame. The doors have been installed since the submission of the application so permission is being sought retrospectively for this part of the proposal.

2.2 There is an ancillary bar / lounge within the glazed extension at 5<sup>th</sup> floor level that is used by the office employees. The proposed terrace would be accessed through the glazed extension by the proposed bi-folding doors and would be used as a break out area / entertaining space associated with the office use. It would have capacity for approximately 30 people at any one time. The roof terrace at 6<sup>th</sup> floor level is much larger and is currently used for events with a maximum capacity for approximately 136 people. The applicant has advised that the roof terraces are not intended to be used together.

2.3 A noise management plan has been submitted in support of the application. This advises that the terrace would be used for breakout space and entertaining space during the warmer months only. It is anticipated that no more than 30 people would use the terrace at one time and it is not likely that it would be used at weekends. The plan confirms that the terrace would be used by staff mainly, with some occasional events.

2.4 The applicant has proposed the following noise controls for the terrace:

- no external speakers would be used on the 5<sup>th</sup> floor terrace
- the terrace would not be used past 21:00 hours
- a noise complaint policy and noise procedure would be put in place by the applicant to record the date, time, name and cause of action following any neighbour complaints.

## **3.0 ASSESSMENT**

3.1 The main material planning considerations in the determination of this application are considered to be:

- Design and heritage
- Amenity

## **4.0 DESIGN**

4.1 The proposals include the replacement of an element of glazed walling at fifth floor level with bi-folding doors. The glazed doors have no impact on the character of the listed building as this is a modern part of the building that was constructed as part of the 2002 permission. Furthermore, the new doors would match the existing in appearance. This part of the building is not visible from the street and would not have an adverse impact on the character or appearance of the conservation area.

4.2 The proposed plans includes modular outdoor seating and high stall seating which would be free standing and not fixed to the building. The solar festoon lighting proposed would be fixed to the eastern wall of the extension and black steel poles attached to the parapet wall. These would be considered acceptable in terms of design but when lit, could add a distracting feature to the top of the listed building. As such this has been requested to be removed from the proposal.



4.3 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 in relation to the Listed Building Consent application.

4.4 Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

## **5.0 AMENITY**

5.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact for development is fully considered and by only granting permission for development that would not harm the amenity of the neighbouring residents.

### Overlooking

5.2 To the north of the site on the opposite side of Earlham Street is the Thomas Neals Centre which is in commercial use. The nearest residential properties in Camden would be located in the upper floors of 25 Neal Street to the north that lies approximately 11m from the site and 22 Neal Street which lies 18.7m to the northeast of the site. Properties in 68 Neal Street lie approximately 110m to the north of the site. Flats within Odhams Walk lie to the east of the site and are approximately 28m away and are within the City of Westminster.

5.3 The proposed terrace would be set back behind a 1.5m high parapet wall. The surrounding buildings along Neal Street and in Odhams Walk are mainly 4 storey's in height and are approximately 1 storey lower in height than the location of the roof terrace at 5<sup>th</sup> floor level. Given the separation distances between the properties and the fact that the surrounding buildings are lower in height than the application building, it is considered that there would be no harmful overlooking from the roof terrace to neighbouring residential windows. Any impacts would be proportionate to the character of this densely populated part of Central London.

### Noise and disturbance

5.4 The applicant is seeking to use the external terrace between 08:00 hours and 21:00 hours (Monday to Friday). Concerns have been raised by the CGCA and local residents about the use of the terrace until this time in the evening due to possible excessive noise and disturbance from staff using the outside space during the latter part of the evening. The 5<sup>th</sup> floor glazed extension would be used as a lounge bar area associated with the office use. Noise from the lounge / bar may be audible to neighbouring properties when the glazed bi-folding doors are open to allow access to the roof terrace. Taking this into consideration, the hours of use of the terrace and the opening of the bi-folding doors should be controlled by restricting their use outside the hours of 08:00 hours to 19:00 hours to prevent disturbance to neighbouring residents. Use of the terrace would be restricted to Monday to Friday (no Saturdays, Sundays or Bank Holidays). This is generally consistent with the hours of use of the 6<sup>th</sup> floor terrace that was approved in 2016 and the variation that was granted to extend the hours of use for a specific number of days during the summer months as part of the 2017 permission. A condition would be attached to secure this.

5.5 The noise management plan would include measures to ensure that the noise from the terrace is controlled and that there is a complaint procedure in place should residents be concerned or experience any excessive noise. In addition, the Council will require the terrace area to be vacated and the doors to be closed by 19:00 hours and remain closed until 08:00 hours. The submission of an updated noise management plan would be secured by condition and would be required to be submitted for approval prior to occupation. It would be an enforceable document.

5.6 In line with the CGCA recommendations, planning permission would be subject to the condition that any music played on the roof terrace shall not be audible from surrounding residential premises.

5.7 The CGCA has raised concerns about the terrace being used as an event space and has

suggested that only staff and one other guest should be able to access the terrace with no third part events. It would be difficult to control who accesses the terrace. The use of the terrace would be subject to a premises licence which would include conditions and monitoring, if approved, and can be revoked. Granting planning permission would not prejudice that separate process.

5.8 The proposed plans show that the section of roof fronting Shelton Street would not include any seating areas but would include a herb garden and wild flower, grasses and shrub planting. In order to ensure that this section of the roof would not be used as an external seating area a condition would be attached to secure this.

5.9 Festoon lighting was also proposed to be installed on the terraces fronting Earlham Street and Neal Street but officers have requested it be removed from the proposal. Although the lighting raises concerns in terms of its impact on the appearance of the listed building it would not be considered to create any harmful light pollution that would affect the amenity of neighbouring occupiers.

5.10 Overall it is considered that the size of the roof terraces and the controlled hours of use from 08:00 hours to 19:00 hours would not have a detrimental impact on the neighbouring amenity. In addition, any potential impacts would be successfully mitigated by the noise management plan which includes a complaints procedure should neighbours be disturbed during the course of its use.

## **6.0 RECOMMENDATION**

6.1 Grant conditional planning permission and grant conditional listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 27<sup>th</sup> December 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/0098/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 19 December 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ingleton Wood LLP  
8 Whiting Road  
Norwich Business Park  
Norwich  
NR4 6DN

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**42 Earlham Street**  
**London**  
**WC2H 9LA**

#### Proposal:

Removal of Condition 4 of planning permission ref PSX0004538 dated 17/04/2002 provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use and the installation of external bi-folding doors within the existing glass extension at fifth floor level (part retrospective)

Drawing Nos: 813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The use hereby permitted shall not be carried out outside the following times: 08:00 hours to 19:00 hours on Monday to Friday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the roof terrace hereby approved in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the use of the 5th floor roof terrace a noise management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 6 The 5th floor bi-folding doors hereby approved shall not be opened between the hours of 19:00 hours to 08:00 hours and shall remain locked during these times.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 7 The southern section of the roof at 5th floor level fronting Shelton Street shall not be used as an external seating area and shall be accessed for maintenance purposes only,.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)  
  
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 The applicant is reminded that the permission relates only to the bi-folding doors and use of the roof as an external terrace, and does not grant planning permission for any other structures to be erected on the terrace.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

Application ref: 2023/1212/L  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 18 December 2023

**Development Management**  
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Ingleton Wood LLP  
8 Whiting Road  
Norwich Business Park  
Norwich  
NR4 6DN

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**42 Earlham Street**  
**London**  
**WC2H 9LA**

# DECISION

#### Proposal:

Installation of external bi-folding doors within the existing glass extension at fifth floor level to provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use (part retrospective).

Drawing Nos: 813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

The Council has considered your application and decided to grant 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:

813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

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 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

Chief Planning Officer