

Application ref: 2024/0194/L
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Date: 21 February 2024

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Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
39 Earlham Street
London
WC2H 9LT

Proposal:
Replacement of external fixings; installation of new lettering to existing fascia and installation of external lighting.

Drawing Nos:
A-001-P1, A-100-P1, A-200-P2, A-110-P1, Cover Letter Design and Access & Heritage Statement by Rolfe Judd dated 05/01/2024.

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:

A-001-P1, A-100-P1, A-200-P2, A-110-P1, Cover Letter Design and Access & Heritage Statement by Rolfe Judd dated 05/01/2024.

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:

Works are sought for alterations to the front façade of 39 Earlham Street including the replacement of external fixings as well as the installation of lettering to existing fascia and two light fixtures.

The new external ironwork fittings will include a letter box and door handles, in an antique brass finish. The new stainless steel lettering above the doorway will also be in an antique brass finish, and is considered appropriate in size and siting. Up/down lights mounted on the brickwork either side of the lettering would be similar to those adjacent approved at No. 39 (ref 2017/3473/P and 2017/3654/L). The two wall lights are considered to be positioned appropriately so as not to obscure or damage any architectural features of the building, and are considered acceptable in terms of their proportions, materials, location, design, and methods of illumination.

Overall, the proposal is therefore considered to be visually appropriate and would preserve the special architectural and historic interest of the listed building, and would not harm the character and appearance of the Seven Dials (Covent Garden) Conservation Area. The proposal is also considered to be in accordance with Council policies and guidelines.

No objections have been raised following statutory consultation. The application site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer