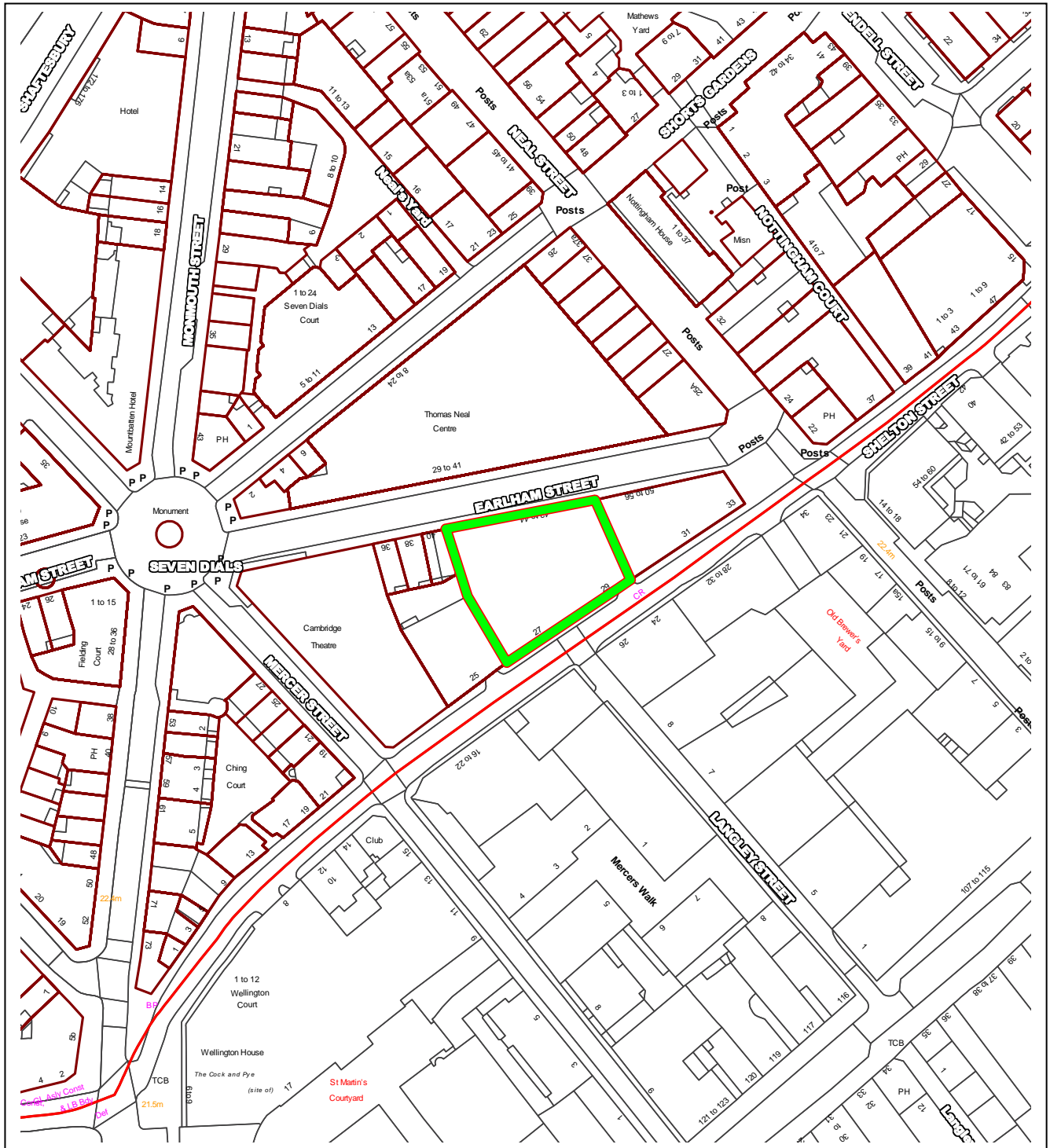


Seven Dials Warehouse, 42-54 Earlham Street, London, WC2H 9LJ (2021/0792/P, 2021/1577/L and 2021/2042/A)



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Seven Dials Warehouse, 42-54 Earlham Street (2021/0792/P)

Site photos



Photo 1 (above): Existing elevation fronting Earlham Street



Photo 2 (above): Proposed elevation fronting Earlham Street



Photo 3 (above): Existing elevation fronting Shelton Street



Photo 4 (above): Proposed elevation fronting Shelton Street



Photo 5 (above): Views of the basement of no. 50



Photos 6, 7 and 8 (above) Examples of existing modern internal partition walls

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: Consultation Expiry Date:	16/04/2021 02/05/2021
Officer		Application Number(s)		
Elaine Quigley		2021/0792/P 2021/1577/L 2021/2042/A		
Application Address		Drawing Numbers		
Seven Dials Warehouse 42-54 Earlham Street London WC2H 9LJ		Refer to Draft Decision Notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(i) Change of use of the basement, ground and first floor from restaurant (Class E) to gallery use (Class F1) for a temporary period until 31st May 2022 at 50 Earlham Street.</p> <p>(ii) Change of use of the basement, ground and first floor from restaurant (Class E) to gallery use (Class F1) for a temporary period until 31st May 2022 at 50 Earlham Street, painting of the ground floor front and rear elevations, internal alterations including installation of new track lighting at basement, ground and first floor, the removal of modern partition walls and installation of new signage on the front and rear elevations.</p> <p>(iii) Display of 4 posters and replacement of banner signage on the Shelton Street elevation and display of 8 posters and replacement of banner signage on the Earlham Street elevation for a temporary period until 31st May 2022 in association with the temporary gallery use (Class F1) at no. 50 Earlham Street</p>				
Recommendation(s):		<p>(i) Grant conditional planning permission (ii) Grant conditional listed building consent (iii) Grant conditional advertisement consent</p>		
Application Type:		<p>(i) Full planning permission (ii) Listed building consent (iii) Advertisement consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	00
Summary of consultation responses:	<p>A press notice was advertised from 08/04/2021 to 02/05/2021 A site notice was displayed from 08/04/2021 to 02/05/2021.</p> <p>3 letters of support have been received from local business holders within the Seven Dials area including the Radisson Blu Edwardian on Mercer Street, the London Graphic Centre on Shelton Street, and Shaftesbury PLC on Ganton Street. The benefits cited include bringing footfall and public confidence to Seven Dials and encouraging visitors to surrounding businesses which is important for the economic recovery in the current climate.</p>					
Seven Dials CAAC	<p>Seven Dials CAAC – object</p> <ul style="list-style-type: none"> Lighting as part of the signage <i>Officer response: See paragraph 4.11 of the report</i> Opening hours due to close proximity of residential properties <i>Officer response: See paragraph 5.4 of the report</i> 					
Statutory consultees	City of Westminster – no comments					
Site Description						
<p>The site is located within the Seven Dials Warehouse (27-33 Shelton Street and 42-54 Earlham Street) which occupies the corner site between Earlham Street and Shelton Street. To the north of the site lies the part 3 part 4 storey Thomas Neal Centre that is a Grade II listed warehouse building that comprises a mix of uses (A1/A3/B1 (now all within the new Class E) and C3 uses). To the west at 36, 28 and 40 Earlham Street lies a terrace of 4 storey Grade II listed buildings that include a residential property at no 40 Earlham Street. Beyond the terrace lies the Grade II listed Cambridge Theatre. To the south of the site along Shelton Street lies the boundary with the City of Westminster.</p> <p>The former brewery building is five storeys plus basement and is constructed from yellow stock bricks. It dates from the mid-19th century, is grade II listed and is located within the Seven Dials (Covent Garden) Conservation Area. Many of the surrounding properties are also listed. No. 50 has an authorised use as a restaurant (A3 use now the new class E). The Warehouse is occupied by a number of different uses including retail and restaurant uses at the ground floor with officer above. The site was occupied by Belgo until October 2020 when the parent company went into administration in July 2020 and is currently vacant.</p> <p>The site lies within the Knowledge Quarter Innovation District.</p>						
Relevant History						
<p>Planning permission was granted on 10/02/1995 (ref 9401157) for alterations to the Shelton Street and Earlham Street elevations to form entrances and windows to restaurant use. Alterations to brickwork above Earlham Street entrance and the installation of security shutters to Earlham Street entrance and alterations to doors at first floor level on Shelton Street</p> <p>Planning permission was granted on 17/04/2002 (ref PSX0004538) for refurbishment, alteration and</p>						

extensions following fire damage to provide a mix of offices, retail and community 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.

Conservation area consent was **granted** on 17/04/2002 (ref CSX0004582) for part demolition of the fire damaged structure including roof, internal fabric and part elevation fronting Shelton Street.

Listed building consent (ref advertisement consent was **refused** on 05/09/2008 (ref 2008/28124/A) for display of illuminated signage at ground and first floor levels on the Earlham Street and Shelton Street elevations in connection with the restaurant use (Class A3). The reason for refusal related to visual clutter and its detrimental impact on the architectural integrity of the listed building

Listed building consent (ref 2011/2186/L) and advertisement consent (ref 2011/2185/A) were **refused** on 22/06/2011 for display of illuminated signage at ground and first floor levels on the Earlham Street and Shelton Street elevations in connection with the restaurant use (Class A3). The reason for refusal related to visual clutter and its detrimental impact on the architectural integrity of the listed building.

There are numerous permissions associated with works to the entire Seven Dials Warehouse.

Relevant policies

National Planning Policy Framework (NPPF) 2019

London Plan 2021

Camden Local Plan 2017

A1 Managing the proposed impact of development

A4 Noise and vibration

C3 Cultural and leisure facilities

CC1 Climate change mitigation

CC2 Adapting to climate change

D1 Design

D2 Heritage

D4 Advertisements

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T4 Sustainable movement of goods and materials

TC2 Camden centres and other shopping areas

DM1 Delivery and monitoring

Camden Planning Guidance

Amenity CPG (2021)

Adverts CPG (2018)

Community uses, leisure and pubs (2021)

Design (2021)

Energy efficiency and adaptation (2021)

Town centres and retail (2021)

Transport (2021)

Supplementary guidance

Seven Dials (Covent Garden) Conservation Area Statement (1998)

Assessment

1. Proposal

1.1 The proposal would include the change of use of 884 sq. m of floorspace from A3 restaurant use to exhibition gallery (Class F1) for a temporary period of one year until May 2022. The exhibition is known as the Art of Banksy and displays the largest collection of privately owned Banksy art dating from 1997 to 2008. The exhibition tours around the world and this site would be its London location to display the art works between May 2021 and May 2022.

1.2 The table below identifies the floor areas of each floor level that makes up the site.

Floor level	Floor area
Basement	670 sq. m
Ground floor	113 sq. m
First floor	101 sq. m
Total	884 sq. m

Figure 1: Table showing floor areas

1.3 The proposal includes the following external and internal works

- Re-painting of the ground floor of the front and rear elevations to advertise the exhibition
- Removal of modern partition walls at basement level
- Installation of new lighting at basement, ground and first floor

1.4 Advertisement consent is also sought for the installation of replacement signage to the front and rear elevations of the building at ground floor level. The signage would include the following:

- Display of 4 poster signs in display cases (2 x A1 posters and 2 x A3 posters) on Shelton Street
- Display of 8 poster signs in display cases (4 x A1 posters and 4 x A3 posters) on Earlham Street
- Replacement of banner signs of Earlham Street and Shelton Street

1.5 No new fixings would be required and existing fixings would be used to display the proposed new signage.

Revisions / additional information

1.6 The applicant has confirmed that the floorspace associated with the new temporary use would be under 1000 sq. m at 884 sq. m

1.7 The new internal stair case between the basement and ground floor has been removed from the proposal

1.8 A report prepared by Quinn Ross Consultants comparing the existing and proposed lighting systems has been submitted.

2. Assessment

2.1. The principle considerations material to the determination of this application are considered in the following sections of this report:

- Land use principles
- Design and conservation
- Impact on neighbouring amenity
- Energy and sustainability
- Transport

3. Land use principles

Loss of restaurant use

- 3.1. The existing restaurant extends across the basement, ground and first floor. The proposal would include the change of use of the entire restaurant that comprises 884 sq. m of floorspace to exhibition gallery (Class F1) for a temporary period of one year. The site lies within the Seven Dials (Covent Garden) primary protected shopping frontage. Policy TC2 protects the shopping frontages as locations of a high proportion of shops (Class A1 now Class E) in order to maintain the retail function of the centre. There is no policy protection for restaurant uses so the loss of the authorised restaurant use would not alter the retail function of the primary shopping frontage and would not harm the vitality and viability of the centre and is therefore considered acceptable.

Provision of cultural use

- 3.2. Policy C3 advises that the Council will support the temporary use of vacant buildings for cultural and leisure activities and Central London is considered to be the most appropriate location for larger cultural activities. The site is located within the Central Activities Zone (CAZ) which the London Plan notes as having a character formed of arts, culture and entertainment, reflective of the large number of theatres, restaurants and entertainments venues within close proximity to the site. Given the location of the site within Covent Garden, it is considered to be a suitable location for the new exhibition space subject to other qualifying criteria including impact on residential amenity and traffic and highways. The applicant has advised that the use is as a pop up Banksy exhibition space and would only operate for 12 months from May 2021. It has been confirmed that the temporary nature of the use is due to the fact that a permanent occupier has not yet come forward to occupy the space following the administration of the parent company of Belgo Centraal restaurant who vacated the site in October 2020. As the application is for temporary planning permission, the building would revert back to Class E after the exhibition has closed. The temporary use would be considered acceptable in this instance. A condition would be attached to limit the new use for a temporary period until 31st May 2022.

4. Design and conservation

- 4.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 4.3. Policies D1 and D2 of the Camden Local Plan and CPG (Design) are relevant. Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In line with the statutory tests, Policy D2 states that the Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 4.4. The basement, and part of the ground and first floors have most recently been used as a restaurant. Some modern partitions have been inserted, however the most significant parts of the building have remained intact, such as the vaulted ceiling at basement level.

Use

- 4.5. The proposals are to temporarily change the use of the building from restaurant use, to art gallery, in order to host a comprehensive exhibit of Banksy's art work. There is no objection to this as the proposed use will not affect the significance of the building or the conservation area.

Internal works

- 4.6. In order to accommodate the proposed use, some modern partitions are to be removed at basement level. This is of benefit to the building as more of the historic plan form will be revealed, allowing the space to be fully felt and appreciated.
- 4.7. A comprehensive lighting strategy is also proposed at basement, ground and first floor levels. The lights are hung from existing steel beams and cabling is housed within the existing cable trays. Where new fixings are required the drawing states these will go through render rather than brickwork. A condition would be required to the consent to ensure that if new or the relocation of fixings is required, they should go through mortar joints rather than brickwork.
- 4.8. A Conservation Officer has considered the details and finds the alterations to the listed building to be acceptable in this instance. Whilst it is a temporary use, the proposed changes are considered to be in the best interest of the Listed Building.

External works

- 4.9. The front and rear elevations would be repainted to advertise the exhibition. There is very little difference to the existing. However, to Earlham Street the painted lettering is slightly larger, moving beyond the fascia board and onto the main elevation of the building. This is not an ideal long-term solution, however, as a result of the cultural importance of the exhibition this is considered acceptable on a temporary basis. A condition would be attached to the listed building consent to ensure that the facades are returned to their original condition following the completion of the exhibition. Due to the minor alterations to the facades and given the temporary nature of the works, the proposal would preserve the character and appearance of the conservation area.

Signage

- 4.10. The proposed signage would include the replacement of the existing banner signs on Earlham Street and Shelton Street. No new fixings would be required to display the banners and there would be no harm to the character or appearance of the building or the conservation area
- 4.11. There are 8 posters on the ground floor front elevation of Earlham Street of which 2 of A1 in size. Four of the display posters are on the main elevation and 4 are displayed within the recessed entrances. The proposed signage would include the replacement of the existing A1 posters and display cases and two of the A3 posters and display cases would be replaced by A1 posters and display cases. Although larger in size the signage would not add to the visual clutter along this part of the façade and would be considered acceptable. The signage along Earlham Street would be replaced on a like-for-like basis and would be considered acceptable. The agent has confirmed that the signage would be removed following the completion of the exhibition.
- 4.12. Concerns have been raised by the CAAC regarding external lighting as part of the replacement signage. The replacement signage and banners would not include any additional external lighting apart from what already exists on the front and rear facades of the building.

5. Impact on neighbouring amenity

- 5.1. The closest residential properties would be located at 40 Earlham Street approx. 25m to the west, 29 Earlham Street approx. 11m to the north and the flats on the upper floors of Neal Street approx. 30m to the east of the application site. The other surrounding buildings are predominantly in retail, restaurant and office use. Due to the location and nature of the

proposals the temporary use would not have an impact on the amenity of the neighbouring occupiers in terms of loss of daylight or sunlight, outlook or loss of privacy due.

Visitor numbers

- 5.2. The exhibition would open to a maximum of 180 visitors each day and would be serviced by 10 staff. Due to the current government restrictions relating to social distancing as a result of the national pandemic, the capacity of the exhibition would be capped at 60 people until social distance rules are relaxed. The exhibition is ticketed and visitors would queue along the Shelton Street entrance which would be opposite the London Film School at no. 24 Shelton Street. It must be noted that Belgo had seating capacity for 400 customers. The proposal would not generate an increased number of trips in the area over the authorised use. Given the central London location, which traditionally attracts large numbers of tourists, the activity associated with the new use would not be considered harmful to the amenity of local residents.

Opening hours

- 5.3. The CAAC has raised concerns about the use and its impact on local residents due to the hours of operation. The previous restaurant use was open between the hours of 12 noon to 00:30 hours. The proposed exhibition would be open to members of the public from 09:00 hours to 21:00 hours, seven days a week with the last entry being one hour beforehand at 20:00 hours. The exhibition would close earlier in the evening than the previous occupier when residents are more likely to be adversely affected by noise from comings and goings. Taking this into consideration as well as the Central London location, the proposed hours are considered acceptable. A condition would be attached restricting the hours of opening to ensure that the exhibition would not operate outside of these hours.
- 5.4. With regard to noise and disturbance issues associated with visitor movements, it is considered that the proposed opening hours will limit any impacts of noise and disturbance to neighbouring occupiers and the area generally. A condition would be attached to ensure that no music would be played on the premises in such a way as to be audible within any adjoining premises or on any adjoining highway.

Signage

- 5.5. As discussed, there would be no new lighting introduced as part of the new signage, there would be no impact on the amenity of the neighbouring occupiers in terms of light pollution.

6. Energy and sustainability

- 6.1. Given the size of the proposal and its temporary nature there is a requirement to demonstrate that the greatest possible reduction in carbon emissions below Part L of 2013 Building Regulations can be achieved. Alterations to the building are limited to new internal lighting. This would replace the existing fluorescent linear and pendent lighting that was installed in approximately 1997. The new lighting would be LED energy efficient lighting. The lighting report that has been submitted in support of the application demonstrates that there would be a reduction in the energy usage of 8.6 W/m². This would ensure a reduction in carbon emissions and would be considered acceptable.
- 6.2. Due to the floorspace figures associated with the change of use there would be a requirement for reduction in CO₂ of 20% from onsite renewables. The application site forms part of a wider building and the application only relates to part of the basement, ground and first floor so endeavours to provide onsite renewables are very limited. The applicant has confirmed that the site shares its energy/utility connections with the wider building, so improving that as part of this application is not feasible. Further, the building is a listed building, so any improvements to the windows or external thermal performance would need to be acceptable from a conservation perspective and are unlikely to be supported. As no changes are proposed to the heating, it is not possible to include air source heat pumps at this stage. The applicant has confirmed that there is no mechanical and electrical works beyond the lighting installation to facilitate the change of use. The roof of the building does to fall within the ownership of the applicant and

no changes are proposed to the windows. Given the limited opportunities to introduce onsite renewables and the heritage restrictions that come with the building being listed, the justification to provide no on-site renewables in this instance is accepted.

7. Transport

- 7.1. Whilst Policy T1 of the adopted Local Plan requires cycle parking to be provided for developments in accordance with the standards set out in the London Plan, it is considered that given that the majority of floor space is provided at basement level and the change of use is temporary in nature, this requirement can be waived in this instance.
- 7.2. It is likewise considered that whilst Policy T2 of the adopted Local Plan requires development to be car free, it would be overly onerous to require the development to be secured as business on-street parking permit free by means of a Section 106 Agreement due to the temporary nature of the use.
- 7.3. The only deliveries that are expected at the site are during the exhibition set up and take down stage and for occasional small scale deliveries to the gift shop. A Servicing Management Plan is therefore considered unnecessary.
- 7.4. In summary, there are no objections to the proposed development in terms of transport implications.

8. Recommendation:

- 8.1 Grant conditional planning permission
- 8.2 Grant conditional listed building consent
- 8.3 Grant conditional advertisement consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 10th May 2021, 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 and search for 'Members Briefing'.

Application ref: 2021/0792/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 6 May 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Seven Dials Warehouse
42-54 Earlham Street
London
WC2H 9LJ

DECISION

Proposal:

Change of use of the basement, ground and first floor from restaurant (Class E) to gallery use (Class F1) for a temporary period until 31st May 2022 at 50 Earlham Street.

Drawing Nos: Site location plan; 50BCD0389638/01; 50BCD0389638/02; 50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-B rev A; Existing Earlham Street elevation; Existing Shelton Street elevation; Existing Earlham Street elevation; Proposed Earlham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021; Covering letter prepared by CBRE dated 28/04/2021.

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 31st May 2022 at which time the premises shall revert to its former lawful use which is restaurant use (Class E).

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan; 50BCD0389638/01; 50BCD0389638/02; 50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-B rev A; Existing Earlham Street elevation; Existing Shelton Street elevation; Existing Earlham Street elevation; Proposed Earlham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021; Covering letter prepared by CBRE dated 28/04/2021.

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

- 4 The use hereby permitted shall not be carried out outside the following times 09:00 hours to 21:00 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played on the premises 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, A1, A4 and TC2 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 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.
- 3 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) 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.

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 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

Application ref: 2021/1577/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 6 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Seven Dials Warehouse
42-54 Earlham Street
London
WC2H 9LJ

DECISION

Proposal:

Change of use of the basement, ground and first floor from restaurant (Class E) to gallery use (Class F1) for a temporary period until 31st May 2022 at 50 Earlham Street, painting of the ground floor front and rear elevations, internal alterations including installation of new track lighting at basement, ground and first floor, the removal of modern partition walls and installation of new signage on the front and rear elevations.

Drawing Nos: Site location plan; 50BCD0389638/01; 50BCD0389638/02; 50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-B rev A; Existing Earlham Street elevation; Existing Shelton Street elevation; Existing Earlham Street elevation; Proposed Earlham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021; Covering letter prepared by CBRE dated 28/04/2021.

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

Conditions And Reasons:

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

Site location plan; 50BCD0389638/01; 50BCD0389638/02; 50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-B rev A; Existing Earham Street elevation; Existing Shelton Street elevation; Existing Earham Street elevation; Proposed Earham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021.

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.

- 4 Details of a repainting scheme for the Earham Street elevation shall be submitted to and approved in writing by the Council on or before 29th April 2022 .

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.

- 5 Any new or relocated light fixings within the basement, ground or first floor of the building shall be inserted into the mortar joints.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2021/2042/A
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 6 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

CBRE
HENRIETTA HOUSE
HENRIETTA PLACE
LONDON

-

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
Seven Dials Warehouse
42-54 Earlham Street
London
WC2H 9LJ

DECISION

Proposal:

Display of 4 posters and replacement of banner signage on the Shelton Street elevation and display of 8 posters and replacement of banner signage on the Earlham Street elevation for a temporary period until 31st May 2022 in association with the temporary gallery use (Class F1) at no. 50 Earlham Street

Drawing Nos: Site location plan; Existing Earlham Street elevation; Existing Shelton Street elevation; Existing Earlham Street elevation; Proposed Earlham Street elevation.

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 6 This consent is granted for a limited period until 31st May 2022.

Reason: In order to enable the Council to control the effects of the advertisement on the visual amenity of the area in accordance with policy D4 of the Camden Local Plan 2017.

Informative(s):

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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 2019.

You can find advice in regard to your rights of appeal at:

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

Yours faithfully

DRAFT

DECISION