

Application ref: 2023/5156/P  
Contact: Fast Track GG  
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Date: 7 May 2024

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

Phone: 020 7974 4444

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

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

AARKZ DESIGN  
186  
FOREST ROAD  
LOUGHTON  
IG10 1EG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**26 Earlham Street  
London  
WC2H 9LN**

Proposal:

Replacement of existing roof tiles with new Welsh slates.

Drawing Nos: 01; 02; 03; 04; Heritage and Design Statement received on 5th December 2023; Photograph of the proposed slate sample.

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: 01; 02; 04; Heritage and Design Statement received on 5th December 2023; Photograph of the proposed slate sample.

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

- 3 All new external work, namely the replacement slate, shall be carried out in welsh state in accordance with the sample submitted as part of this application, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a four-storey, terraced Georgian townhouse, with associated basement floorspace, located on Earlham Street near to Seven Dials. It is an existing restaurant, currently occupied by Rosa's Thai Café.

The building itself and the adjoining property, No. 24, are grade II Listed Buildings and form part of the Seven Dials Conservation Area.

There is currently an opened enforcement case (EN19/0360) with regard to the unauthorised replacement of the slate roof with tiles.

Following officers' concerns, the applicant was advised to submit an application to replace the existing unauthorised roof tiles with new Welsh slates.

A sample was provided and seemed deemed acceptable by officers. The proposal would reinstate welsh slate which is appropriate for the listed building. Given its location on the roof, the slates would not be visible from anywhere and would therefore have limited impact to the Conservation Area.

The application has been advertised in the press and by means of a site notice. The Seven Dials CAAC was consulted but did not comment. The Bloomsbury CAAC did not have any comments to make to the application.

The site's planning history has been taken into account when making this decision.

The proposal would not harm the special interest of the listed building, the setting of the wider listed buildings or the character and appearance of Seven Dials Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is

considered acceptable.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 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 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer