

Application ref: 2024/0525/L
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Date: 7 May 2024

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AARKZ DESIGN
186
FOREST ROAD
LOUGHTON
IG10 1EG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

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

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 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. All 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 Reasons for granting listed building consent.

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. The proposed work is considered not to impact on the significance of the building.

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.

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 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 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 2021.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer