

Camden Council
Planning – Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

4th July 2024

Dear Sir/Madam,

2-3 Ching Court & 53-55 Monmouth Street, London WC2H 9DG

Application for Listed Building Consent for minor repair works to Ching Court entrance doorway.

Planning Portal Ref: PP-13215111

On behalf of the applicant, Shaftesbury Covent Garden Ltd, we write in support of an application for Listed Building Consent for minor repair works to the ground floor entrance of 2-3 Ching Court & 53-55 Monmouth Street, London WC2H 9DG.

In support of the application and for the Councils consideration, the following documents have been submitted electronically online via the Planning Portal:

- Application Forms – prepared by Rolfe Judd Planning
- A-001-P1: Location Plan – Prepared by Fresson & Tee
- A-100-P1: Existing Ching Court Elevation – prepared by Fresson & Tee
- A-110-P1: Ching Court Photographic Schedule – Prepared by Fresson & Tee
- A-200-P1: Proposed Ching Court Elevation – prepared by Fresson & Tee
- Heritage Statement (within this covering letter) – Prepared by Rolfe Judd Planning

Accordingly, no application fee is required as part of an application for Listed Building Consent.

Site Description

This application relates to the ground floor Ching Court entrance of the property at 2-3 Ching Court & 53-55 Monmouth Street. The building's basement and ground floors are currently in retail (Use Class E) with the upper floors in office (Use Class E).

The application site forms part of an extensive redevelopment scheme by architect Sir Terry Farrell during the 1970's and 1980's which was collectively known as Comyn Ching Court. This includes the triangular site with all buildings bounded by Shelton Street, Mercer Street and Monmouth Street.

The building is Grade II Listed and is located within the Seven Dials (Covent Garden) Conservation Area.

As part of the former redevelopment works (Terry Farrell Scheme), much of the original buildings were stripped back (or façades simply retained) and rebuilt using a traditional method with interjections of

postmodern design.

Please refer to the submitted photographs for further details.

Listed Building Details

The property is recognised as being Grade II Listed (list entry 1322125) and is located within Seven Dials (Covent Garden) Conservation Area. Historic England provides a full and detailed description for the premises, but the relevant section is highlighted below:

'53-55 MONMOUTH STREET A pair of C18 houses, refronted in the C19, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

'The scale, forms and palette of materials and colours used in the new work complement and provide both a unifying identity and new vitality to the scheme. Traditional materials are interpreted in a forward-thinking way, while windows and bold entrances are coloured turquoise blue, black and deep red.

'Nos 53-55 are in red brick, and symmetrically arranged in four storeys plus a basement. Dominating the ground floor is Farrell's monumental porch, one of three serving the upper floor offices on this side of the Court. Each is a bold interpretation of a baroque C18 doorcase, flat-roofed and almost Mannerist in concept. The doorcases are painted turquoise blue, the outer face of the canopy picked out in deep red. Each is reached by a shallow flight of semi-circular masonry steps - a single step in this case, with an inset polished circular panel in the upper step, and a masonry threshold, between flared masonry parapet walls, here of different heights. The entrance is recessed behind square-section openings and beneath a canopy with a central convex moulding, also picked out in deep red colour, which responds to the concave cornice above. The door has four square glazed lights above flush moulded panels, at the centre of which is a door knob and a letter box set low beneath it. The returns, which in this case project, have simple recessed panels beneath a shallow cornice. Each has a recessed fixed panel resembling a door with four square glazed lights, and similar blind panels flanking the entrance.'

The Grade II listed building was first listed in 1973 and received its most recent amendment in 2017.

Relevant Planning History

Having reviewed the Council's online planning database, the following planning applications are considered of most relevance to the proposal:

Application Number	Description	Status
2020/0406/P 2020/1248/L	Installation of non-opening external rear door at ground floor level.	Granted 15/04/2020

Proposal

This proposal seeks Listed Building Consent for minor alterations to the ground floor Ching Court entrance doorway, which comprise like-for-like repairs. These alterations have been necessitated by the rotting of existing materials (see figure 1 below), which is now sought to be replaced like-for-like to reinstate the affected areas.



Figure 1 – photograph of the affected area.

As shown on the photograph, existing beading on the upper part of the doorway has rotted and is unsalvageable. As such, it is proposed to reinstate the detail to match existing in hardwood. Below that, soffits and fascia areas, previously boarded over with plywood, have also become rotten and degraded. These areas will be stripped and reinstated to match existing with marine plywood.

Please refer to the submitted drawings by Fresson & Tee for further detailed information.

Policy Considerations

The proposed works are considered supportive of national, strategic, and local planning policies as well as supplementary planning guidance as outlined below.

Paragraph 205 of the National Planning Policy Framework (NPPF) states that *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*

Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. It also states that development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Plan Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance designated heritage assets and their settings, including conservation areas and listed buildings. Policy will

seek to preserve or enhance the borough's listed buildings and resist proposals for alterations which would cause harm to the special architectural and historic interest of the building. Regarding conservation areas, the policy requires that development within conservation areas preserve or, where possible, enhance the character or appearance of the area.

As shown in figure 1 (above) and other supporting photographs, the doorway in question has rotted significantly as a result of moisture ingress over time. As such, it is considered necessary to undertake repair works to ensure the entrance is reinstated to its previous condition, thereby restoring a feature that is identified as positive within the building's listing description. In order to preserve the building's special interest, the repairs will be made like-for-like in terms of the appearance and colour finish, with replacement hardwood for the beading and the use of marine plywood, which is designed to have greater resistance to moisture, thereby avoiding future such damage.

Overall, the proposed shopfront alterations are minor in nature and, through sympathetic and necessary repair works, will preserve the special architectural and historic interest of the building and character and appearance of the area. In light of this, it is considered that the proposal accords with Local Plan Policy D2, London Plan Policy HC1 and the National Planning Policy Framework.

Conclusion

This application seeks Listed Building Consent for minor repair works to the ground floor Ching Court entrance doorway.

As demonstrated above, the proposal has been assessed against the context and significance of the heritage assets in accordance with national, strategic, and local policies. The works will not impact upon the character or appearance of the conservation area nor the special interest of the listed building.

We trust you will find the submitted information sufficient to validate our client's application and we look forward to a swift and positive outcome. Should you require any further details, please do not hesitate to contact the undersigned.

Yours faithfully

Barney Ray

For and on behalf of
Rolfe Judd Planning Limited
4th July 2024