

Application ref: 2024/2432/L
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 18 July 2024

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/planning

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 A Neal Street
London
Camden
WC2H 9PR

Proposal:

Alterations to Shorts Gardens elevation consisting of formation of two entrance doors (in existing openings), reconfiguration of ground floor internal walls and provision of lift to basement in association with creation of separate units on ground floor (37a Neal Street) and in basement (renewal application).

Drawing Nos: A-150-P1, A-110-P1, A-500-P1, A-100-P1, A-101-P1, A-300-P1, A-151-P1, A-001-P1, A-111-P1, A-200-P1, A-201-P1, A-600-P1, A-400-P1

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 drawings:

A-150-P1, A-110-P1, A-500-P1, A-100-P1, A-101-P1, A-300-P1, A-151-P1, A-001-P1, A-111-P1, A-200-P1, A-201-P1, A-600-P1, A-400-P1

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.

Informative(s):

- 1 The application seeks to renew Listed Building Consent 2021/4021/L granted on 11/10/2021. The works for which Listed Building Consent are required include the formation of doors within two existing infilled openings on the Shorts Gardens elevation, the reconfiguration of ground floor internal walls and provision of lift to basement.

The building is Grade II listed and located in the Seven Dials Conservation Area.

A separate planning application has been submitted (2024/2377/P) for the works which require planning permission.

The new entrance doors would occupy the existing (original) openings on the Shorts Gardens elevations and they would not detract from historic or architectural character of the Listed Building. Furthermore, the design of the doors is in keeping with the listed building.

The internal (and external) works would result in the separation of the ground floor shop unit from the ancillary basement (which is used in connection with the ground floor shop). The internal reconfigurations only involve alterations to partitions and they would have no impact on the historic significance of the listed building.

The proposed lift has been located where the barrel vault ceiling has already been removed and where the plan form will not be harmed. As a result this aspect of the proposals is supported.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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.
- 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) 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer