

Application ref: 2024/2663/L  
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**Development Management**  
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Planning By Design  
167-169 Great Portland Street  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**37 Neal Street**  
**London**  
**WC2H 9PR**

Proposal:

Alterations to shop front and fascia, replacement hanging signage and a range of varying internal refurbishment measures.

Drawing Nos: 01-08 (all rev. V2); 110; Heritage Store Concept document; Heritage Impact Statement; Planning, Design and Access Statement.

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: 01-08 (all rev. V2); 110; Heritage Store Concept document; Heritage Impact Statement; Planning, Design and Access Statement.

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 Reasons for granting Listed Building Consent:

This listed building consent application is for alterations to the shop front and fascia, replacement hanging signage and a range of varying internal refurbishment measures. The application site is a Grade II listed building. It is located within the Seven Dials Conservation Area. It also features a shopfront of merit.

The original terraced houses on Neal Street are four storeys and basement in yellow stock brick with red brick arches and they date from the late 18th century to the early 19th century; Nos.27-37,61,64,78 and 80 are listed Grade II. During the 19th century shops were introduced at ground floor level and warehouses built. Many 19th century timber shopfronts can still be found along the street. Typically, these shopfronts display classical proportions with pilasters supporting entablature and a projecting cornice. Generally, shops have retained the single property width resulting in numerous small shops with a lively combination of shopfronts both modern and traditional.

The official listing notes that the property was refurbished in the early C19. The significance of the asset relates to the exterior of the building only as the interior has been completely altered and thus was not inspected as part of the listing.

Works to the interior of the building have been undertaken but are to areas without special interest.

The Council's Conservation Officer has raised no objections to the proposals, following amendments to the proposal. The works would preserve the significance of the listed building and the character and appearance of the Conservation Area of which it forms a part.

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.

The planning history of the site has been taken into account when coming to this decision. No comments were received as part of the public consultation for the application, other than from the Conservation Officer. The Seven Dials Trust and CAAC did not comment on the application.

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

- 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