

Application ref: 2024/3742/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 1 October 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

APT - Design
31 Main Street
Kilby
Leicester, United Kingdom
LE18 3TD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Seven Dials Warehouse
52-56 Earlham Street
London
WC2H 9LJ

Proposal:
Internal works to the First Floor to enlarge the existing fitting room arrangement.

Drawing Nos: Seven Dials Warehouse_Design Access and Heritage
Statement_240829, 0010 EX100_RevA, 0010 EX101_RevA, 0010 EX102, 0020
EX200_RevA, 0020 EX201_RevA, 0020 EX202, 0030 EX300_RevA, 0030 EX301
_RevA, 0030 EX302_RevA, 0100 A102_RevB, 0100 A103_RevB, 0200 A202_RevA,
0200 A203_RevA, 0400 A400_RevA, 0400 A401_RevA

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:

Seven Dials Warehouse_Design Access and Heritage Statement_240829, 0010 EX100_RevA, 0010 EX101_RevA, 0010 EX102, 0020 EX200_RevA, 0020 EX201_RevA, 0020 EX202, 0030 EX300_RevA, 0030 EX301_RevA, 0030 EX302_RevA, 0100 A102_RevB, 0100 A103_RevB, 0200 A202_RevA, 0200 A203_RevA, 0400 A400_RevA, 0400 A401_RevA

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:

The subject building, Seven Dials Warehouse, is Grade II Listed on the National Heritage List for England (No. 1061403) and located in the Seven Dials (Covent Garden) Conservation Area. The five-storey Warehouse was constructed in the mid-19th century as a brewery building and occupies a prominent wedge-shaped site, narrowing towards the east at Neal Street, with side elevations to 27-33 Shelton Street and 42-54 Earlham Street. The building retains its pronounced industrial character, and strong group value with the Craft Centre building (Grade II, No. 1342094) to the north, and 24-26 Shelton Street Warehouse (Grade II, No. 1236176) to the south in the LB City of Westminster.

Internally the building has been divided into a number of retail units, with the subject application relating to the unit at No. 52-56 that occupies the front corner of the building currently tenanted by Urban Outfitters. The proposal is for internal works to the First Floor level to enlarge the existing back of house and fitting rooms.

The application has been revised to better retain the industrial character of the warehouse building - where the timber flooring would be left uncovered and retained, and the new fitting rooms arranged around the existing structure. The fitting rooms would be set away from the columns and not extend to full height, so the original features and dimensions of the building are left exposed, and the proposed materials and detail of the new works would clearly read as contemporary additions and independent of the historic form and fabric.

It is therefore considered that the internal alterations to first floor would cause no harm to the industrial warehouse's special interest as a listed building, and with no external changes, the character and appearance of the Seven Dials (Covent Garden) Conservation Area would not be impacted.

It was not necessary to undertake public consultation for this application, as the proposed works are of an internal nature only affecting a grade II listed building.

- 2 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 policies 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.

- 3 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.
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer