

Application ref: 2024/3769/L  
Contact: Jessica McDonnell-Buwalda  
Tel: 020 7974 3844  
Email: [Jessica.McDonnell-Buwalda@camden.gov.uk](mailto:Jessica.McDonnell-Buwalda@camden.gov.uk)  
Date: 4 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

APT - Design  
31 Main Street  
Kilby  
Wigston  
Leicester  
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:  
Installation of fibre optic cable to the external Shelton Street elevation, with hole drilled through first-floor window frame.

Drawing Nos: Design Access and Heritage Statement\_Seven Dials Warehouse\_ 52-56 Earlham Street\_240819, 0010-EX100-RevA, 0010-EX101-RevA, 0010-EX102, 0020-EX200-RevA, 0020-EX201-RevA, 0020-EX202, 0030-EX300-RevA, 0030-EX301, 0030-EX302-RevA, 0040-EX400-RevA, 0040-EX401-RevA; 0100-A102, 0300-A301

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:

Design Access and Heritage Statement\_Seven Dials Warehouse\_ 52-56 Earlham Street\_240819, 0010-EX100-RevA, 0010-EX101-RevA, 0010-EX102, 0020-EX200-RevA, 0020-EX201-RevA, 0020-EX202, 0030-EX300-RevA, 0030-EX301, 0030-EX302-RevA, 0040-EX400-RevA, 0040-EX401-RevA; 0100-A102, 0300-A301

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 the site is also located in the Seven Dials (Covent Garden) Conservation Area. The Warehouse occupies a wedge-shaped site fronting to Neal Street, with side elevations down Shelton Street and Earlham Street. Constructed in the mid-19th century as a brewery warehouse, the five-storey building is constructed out of yellow stock brick with a with a granite plinth and dressings. The building retains its pronounced industrial character with exposed steel structure, and as such is an unusual survival in inner central London. Internally the warehouse has been divided into a number of retail units, with the subject application relating to No. 52-56 Earlham Street which occupies the front wedge portion of the building that is currently tenanted by Urban Outfitters.

The works proposed involve the installation of fibre optic cable to the Shelton Street Elevation wall and drilling of a 1cm diameter hole in the timber frame of a first floor window for the cable to pass-through into the Electrical Room. The cable would be tracked internally and externally along existing service runs to minimise visual clutter, and be connected into to existing data cabinets.

The proposed cable installation would not result in loss of significant historic fabric or contribute to adverse clutter on the primary Shelton Street Elevation. The special architectural interest of the listed host building, and character and appearance of the Conservation Area would be preserved and are therefore appropriate from a Heritage and Conservation perspective and can be supported.

The application has been advertised in the press and by site notice whereby there were no consultation responses. Seven Dials CAAC and Seven Dials Trust were consulted but chose not to respond.

- 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 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.
- 6 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](http://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.

- 7 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer