

Application ref: 2024/1772/P  
Contact: Blythe Smith  
Tel: 020 7974 3892  
Email: [Blythe.Smith@camden.gov.uk](mailto:Blythe.Smith@camden.gov.uk)  
Date: 15 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)

Ingleton Wood  
8 Whiting Road  
Norwich Business Park  
Norwich  
NR4 6DN

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**Full Planning Permission Granted**

Address:  
**42 Seven Dials Warehouse**  
**Offices And Premises At 4th - 5th Floor**  
**Earlham Street**  
**London**  
**WC2H 9LA**

Proposal:  
Replacement roof and associated works  
Drawing Nos: Schedule of Works dated February 2023; 8000290-IWD-XX-RP-DR-B-1101 Rev P02; 8000290-IWD-XX-RP-DR-B-2400 Rev P02; Breakdown of Proposed Roof Works prepared by Ingleton Wood; D0807-00C-100\_001 Rev A; D0000-00W\_100-001 Rev A; D0805-00C\_100\_001 Rev D; 813382-IWD-XX-XX-DR-B-1000 Rev P01; 8000290-IWD-XX-XX-DR-B-1202 Rev P01; 8000290-IWD-XX-XX-DR-B-1201 Rev P01; 8000290-IWD-XX-XX-DR-B-1200 Rev P01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Schedule of Works dated February 2023; 8000290-IWD-XX-RP-DR-B-1101 Rev P02; 8000290-IWD-XX-RP-DR-B-2400 Rev P02; Breakdown of Proposed Roof Works prepared by Ingleton Wood; D0807-00C-100\_001 Rev A; D0000-00W\_100-001 Rev A; D0805-00C\_100\_001 Rev D; 813382-IWD-XX-XX-DR-B-1000 Rev P01; 8000290-IWD-XX-XX-DR-B-1202 Rev P01; 8000290-IWD-XX-XX-DR-B-1201 Rev P01; 8000290-IWD-XX-XX-DR-B-1200 Rev P01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application site is a Grade II listed building and located within the Seven Dials/Covent Garden conservation area. The premises has a mix of office use and retail on the ground floor.

Planning permission is sought for the replacement of the existing roof coverings to the 5th floor terrace, including the removal and replacement of decking. There would be no change to the height of the roof. The scope of the works is contained to the structure which had been affected by a fire in 1999, and therefore no original elements will be lost.

By virtue of the nature and scope of the works, there would be no additional impact on the amenities of neighbours.

No objection is raised by the Council's conservation officer who considers the alteration to only affect newer parts of the building and the works will not be visible to the surrounding conservation area. As such, the replacement is not considered to be detrimental to the character of the building or that of the wider conservation area.

The Seven Dials CAAC was consulted and raised no objections.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the conservation area, under s.66 and s.72 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 A1, 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.

- 2 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).

- 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](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.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope

Chief Planning Officer