

Application ref: 2024/1899/L
Contact: Blythe Smith
Tel: 020 7974 3892
Email: 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
www.camden.gov.uk/planning

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

Dear Sir/Madam,

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Listed Building Consent 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 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:

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: 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 permission/consent-

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.

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 attention has been paid 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 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 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.

- 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.

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



Daniel Pope
Chief Planning Officer