

Application ref: 2024/2858/L
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Date: 19 December 2024

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London Borough of Camden
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Monmouth Planning Ltd
38A
Monmouth Street
LONDON
WC2H 9EP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
50 Earlham Street
London
WC2H 9LJ

Proposal: Internal and external alterations including the replacement of the existing shopfront, installation of a new timber door, painting of architrave surround, formation of new steps from the arch on Shelton Street, covering of the existing void, removal of kitchen enclosure/stud walls to create an open plan floor, installation of a stud wall and door within basement vaults, new opening within stud work wall, installation of a new fire lobby, installation of new fire door and refurbishment of the existing lift.

Drawing Nos: BB_CG_1020_01; BB_CG_1020_03; BB_CG_1020_04;
BB_CG_1020_05; BB_CG_1020_08 REVA; BB_CG_1020_06 REVA;
BB_CG_1020_07; BB_CG_1020_09; BB_CG_1020_10; Planning, Design and
Heritage Statement dated October 2024 REV1; Location Plan by Planning Portal
and Servicing and Operational Management Plan REV1.

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: BB_CG_1020_01; BB_CG_1020_03; BB_CG_1020_04; BB_CG_1020_05; BB_CG_1020_08 REVA; BB_CG_1020_06 REVA; BB_CG_1020_07; BB_CG_1020_09; BB_CG_1020_10; Planning, Design and Heritage Statement dated October 2024 REV1; Location Plan by Planning Portal and Servicing and Operational Management Plan REV1.

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 Reason for granting consent:

The unit has been in Class E use and was formerly a restaurant, whilst the site is currently vacant the premises was previously occupied by Bierschenk providing a bar and restaurant use at basement and ground floor level. The basement area occupies the full extent of the warehouse and internally, the ground floor consists of the area spanning between the two entrances where an industrial lift with steel concertina doors is accessed from the ground floor and links to the basement, a timber ramp providing level access to the lift, open plan spaces and visible extraction ducts linked to the basement area beneath. There is a metal and timber staircase to basement level with double height ceilings to the basement space.

The application is for a change of use and a number of internal and external alterations to allow Bat and Ball, to operate at the site. The exterior works involve the removal of existing paint as well as the insertion of new timber door on Shelton Street and display of new signage. These works are also reversible and will not impact the significance of the building. New steps to Shelton Street is proposed. However, these would be a steel construction and would not be excavated into existing fabric and the proposed work would also be reversible and essentially temporary in nature.

The replacement of the external glaze door is considered acceptable in design and appearance and the replacement timber door would be considered an enhancement to the Shelton Street elevation. Likewise the installation of a new step entrance is required to provide accessibility to a range of individuals which

would be a welcomed addition. the external works also consist of the repainting of previously painted brickwork and none of which is considered to harmfully affect the significance of the listed building nor the character and appearance of the conservation area.

The proposed internal works re-use existing substantial fittings such as the extraction ducts and WC facilities. The new floor spanning across part of the staircase, new stud partition walls, and fire doors will all be reversible and so will not cause any damage to the historic fabric.

All of the areas of significant fabric within the site (terracotta slabs, cast iron columns, barrel vaulted ceiling and cellars) are being retained and enhanced through maximising their visibility and exposure. The use of the area as a new leisure and entertainment use will retain the existing visible beer storage and cooling area retaining a link with the site's previous use as part of a large important brewery.

The Conservation officer was consulted who confirmed that all internal works and the external alterations are reversible and would not result in any harm to the historic fabric of the building or its significance. The application states that "less than substantial harm will be caused to the fabric by the installation of a new timber floor slab over part of the staircase entrance and this will be of a small footprint and can be remedied following the removal of the floor slab. The proposed works is not considered harmful to the aesthetics of the Grade II listed building as this area was clearly originally floored and the staircase adjacent is modern.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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 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 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer