

Application ref: 2025/0004/L  
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Date: 8 January 2025

**Development Management**  
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Eximius Intentio Ltd  
9 Newling Close  
London  
E6 5PW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**69.71 Monmouth Street  
London  
WC2H 9JW**

Proposal:

Alterations internal partitioning, no structural changes. New kitchenette and 2 x WC to the basement and new consultation rooms to ground floor.

Drawing Nos: Site location plan, Design and Access Statement, Heritage Statement,  
Drawings numbered: P24-05 128; P24-05 125; P24-05 126; P24-05 124; P24-05 127;  
P24-05 129; P24-05 100; P24-05 101

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: Site location plan, Design and Access Statement, Heritage Statement, Drawings numbered: P24-05 128; P24-05 125; P24-05

126; P24-05 124; P24-05 127; P24-05 129; P24-05 100; P24-05 101

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 Site and Significance

The site is a GII listed building in the Seven Dials Conservation Area. Its significance includes its architectural design and materials, evidential value as a replica (1980s) of an historic terrace and its townscape value including its positive contribution to the character and appearance of the conservation area.

#### Proposed Works

Internal alterations including new kitchenette and WC to the basement and new consultation rooms to ground floor.

#### Impact of Proposed Works on Significance

The exteriors and the shopfronts, rebuilt or restored by Farrell, have entrances set to the side, reflecting the historic convention, with part-glazed doors beneath overlights; fixed-light shop windows with robust chamfered glazing bars above offset panelled stall risers, restored rather than renewed, and have renewed fascias. All are unified by Farrell's number plates which are used throughout the Triangle. The interiors on the other hand, with the exception of the rear form and architraves of the drum window bay, which is included in the listing, is not of significance being essentially a 1980s planform composed of 1980s (and later) fabric.

The application proposes the installation of new partitions within the lower ground floor level of the existing building. The new walls to be replacing existing walls and to be fixed to the existing screed floor and plasterboard ceilings without any impact on the existing structural walls. The proposed works to the ground floor are even less intrusive, a free standing partitions to form the new consultation booths and general decoration. All of these works have previously been granted consent under 2024/4453/L. The only substantive difference between this scheme and the consented scheme is the provision of an additional lavatory at basement. This is not considered to have any adverse impact on significance given the lack of any historic fabric or features within the basement.

The works comprise only internal works to a GII listed basement and no public advertisement is required.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

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.

- 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.

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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer