

Application ref: 2024/5193/L
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Old Church Court
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Neal Street
London
Camden
WC2H 9PR

Proposal:

Proposed whitewashing / painting of internal brick walls and ceiling at ground and first floors

Drawing Nos: Location Plan, Existing and proposed plans A-099, 241121 - 25 Neal Street - 43 Earlham Street - Covering Letter for Whitewashing, Alo Covent Garden - Illustrative Images, 25 Neal Street - Heritage Statement and Internal Paint Assessment REVC(2).

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:

Location Plan, Existing and proposed plans A-099, 241121 - 25 Neal Street - 43 Earlham Street - Covering Letter for Whitewashing, Alo Covent Garden - Illustrative Images, 25 Neal Street - Heritage Statement and Internal Paint Assessment REVC(2).

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 25 Neal Street forms part of a larger site known as The Craft Centre. The site is grade II listed and within the Seven Dials conservation area. The building was constructed in the 19th century, most likely as a brewery. Set over three storeys the building is of London stock bricks with segmental headed windows and doorways. Internally, the structure comprises barrel vaults supported by cast iron columns.

The shop unit has recently been taken over by a new occupier, who are proposing to white wash the walls and vaulted ceilings on the ground and first floors.

The walls and ceilings are currently exposed brickwork. During the 20th century the walls and ceiling were heavily painted, this was removed in 2004 using blasted grit. Whilst large areas of paint were removed using this method, the brick face was damaged and many areas of damaged brickwork and pointing were exposed. In addition, in some areas the paint remains entirely.

The new occupier would like to create a cleaner and more homogenous appearance to the walls and ceilings and proposes the areas are white washed using of paint covering that is 1 part paint to 4 parts water. The paint will lightly cover the brickwork allowing the texture and form of the brick to be visible whilst also creating a more uniform appearance.

The whitewash can be easily removed when the current occupier leaves the building using a non-abrasive water/steam based system that will not harm the brick work.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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 read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer