

Application ref: 2024/5420/L  
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**Development Management**  
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Inventive Design Associates  
57 Station Road  
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SK8 7AA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**43 Monmouth Street  
London  
WC2H 9EW**

Proposal:

Internal refurbishment of existing Public House. Amendments to existing bar, decorations, new fixed seating & drink shelf.

Drawing Nos: Site Location Plan, Design Access and Heritage Statement, Drawings  
Numbered: 2420-101; 2420-202; 24120-201C; 24120-303A

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 Access and Heritage Statement, Drawings  
Numbered: 2420-101; 2420-202; 24120-201C; 24120-303A

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 public house in the Seven Dials Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a C19th public house and its townscape value including group value with the other C19th buildings of Seven Dials and its positive contribution to the character and appearance of the conservation area.

#### Proposed Works

##### Internal Works:

Refurbishment of existing furniture and installation of new fully upholstered fixed seating in the rear bar area. Retention of existing lighting positions, with the addition of new pendant fittings in two windows and upgrades to the dimmer pack. Modifications to the front and back bar areas, including installation of a new section of bar front, replacement of bar tops, and minor repairs. Installation of illuminated bottle steps, timber cladding, and veneered shelving in the back bar area. Repairs to and reinstatement of high-level clock.

Works mentioned in the application documents outwith this consent:

The documents accompanying the application refer to external works.

However, the application hereby determined relates only to the internal works.

A separate application for listed building consent, advertisement consent and possibly planning permission will be required for any works to the fabric of exterior of the building such as lighting, replacement of signage etc. However, it is noted that patch repair, like-for-like repair and maintenance of the exterior would not require consent.

The Seven Dials Trust has commented on the application to express concern regarding potential external works but has confirmed that they do not object to the internal works being granted consent.

Impact of proposed works on significance:

The proposed internal works preserve the special architectural and historic interest of the listed building. The fabric to be removed is all of modern date

(i.e. 1980s onwards). Where Victorian fabric is altered it is done so to revert it closer to its original appearance, i.e. better reveals and enhances significance. All of the remaining interior works are works of general redecoration which would not in themselves normally require listed building consent. The building contains Lincrusta friezes and ceilings and these are considered to be of significance, but they remain unaffected by the proposed works of decoration.

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.
- 3 Notwithstanding the documents hereby approved no consent is hereby granted for any alteration to, or replacement of external lighting or signage, or alteration to any exterior part of the building usually requiring an application for listed building consent.
- 4 For the avoidance of doubt, no consent is hereby granted for the removal of any section of historic embossed ("Lincrusta" type) wallpaper, ceiling paper or frieze paper.


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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer