

Delegated Report		Analysis sheet		Expiry Date:	24/04/2012	
		N/A		Consultation Expiry Date:	N/A	
Officer			Application Number(s)			
Alan Wito			2012/0900/L			
Application Address			Drawing Numbers			
43 Earlham Street London WC2H 9LA			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Internal alterations at basement, ground, and first floor associated with new internal shop fit-out in connection with existing retail unit (Class A1).						
Recommendation(s):		Grant				
Application Type:		Listed Building Consent				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		N/A				
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A				

Site Description

The application site is a three storey warehouse building with a basement located on the corner of Neal Street and Earlham Street. The basement, ground and first floors are currently retail and the second floor is an office. Similar properties adjoin on all sides. The property is a Grade II Listed Building and it is also located within the Seven Dials (Covent Garden) Conservation Area.

Relevant History

The most recent and relevant applications are:

Planning permission and listed building consent were granted on 13/3/12 for the installation of replacement windows and doors to Earlham Street, Neal Street and main entrance elevations (refs: 2012/0143/P and 2012/0310/L).

Listed building consent was granted on 29/9/08 for the internal refurbishment of basement, ground floor and first floor of existing retail shop (Class A1) (ref:2008/2994/L).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's Heritage

Assessment

Consent is sought for minor internal alterations to the ground floor, mezzanine and part basement retail unit occupying the corner and return to Neal Street space.

The proposed works impact mainly on the retail shop-fit with little alteration actually to the historic fabric of the building. The main changes involve alterations to the non original partitions and display units within the space which do not adversely impact on the spatial sense that this was originally a warehouse.

New sections of timber flooring are to be embedded within the concrete floor structure. Carefully taken core samples of the floor structure reveal that it is a modern floor (at least to the depth which would be required by the new flooring). Existing ceiling rafts are to be removed and the services will be exposed with the vaulted ceiling above. Whilst the services would be exposed this would allow the original ceiling to be better read. Given the warehouse origins of the building the exposure of the services is considered appropriate for what would be historically a functional space.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

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