

Mrs Maja Myall  
Blenheim Design Ltd  
9 Pavilion Parade  
Brighton  
East Sussex  
BN2 1RA

Application Ref: **2016/0168/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

7 April 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Great Queen Street**  
**London**  
**WC2B 5AA**

Proposal: Replacement of 3 existing air conditioning units and installation of 1 x new air conditioning unit to rear plant area, and replacement of existing ducting and fresh air intake.

Drawing Nos: ALP/VENT/SHOR/GQS/01 Revision D; ALP/VENT/SHOR/GQS/02 Revision D; ALP/VENT/SHOR/GQS/03 Revision D; site location plan received 08/01/2016; Heritage Statement dated December 2016; Access and Design Statement dated 06/01/2016 and Plant Noise Assessment reference 15/0712/R1.

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting listed building consent.

The proposal involves the replacement of the former kitchen extraction ducting and the 3 x air conditioning units and the installation of a new air conditioning unit. The units would be located on top of the flat-roofed extension to the rear of the building, fixed to the party wall with no.34. They would be located within an existing plant area and views of the unit would be partly obscured by the existing boundary walls. This is considered to be the most sensitive location and would not harm the building's historic significance or the character or appearance of the Seven Dials Conservation Area.

The proposed ductwork replaces an existing unit. The kitchen fresh air duct would lay horizontally along the roof rather than up the rear elevation. The relocation of the kitchen fresh air duct would be a minor improvement over the current arrangement and would be painted black. The new duct is proposed to rise from basement level to the ground floor within the non-original extension to the building, thus limiting its impact on the building's internal fabric.

The existence of similar equipment is not justification for the proposal in its own right. A modern restaurant is expected to require such equipment for its operation and this intervention is not uncommon for listed buildings. The equipment has been attached to the rear and would be reversible.

One comment has been received and duly taken into account prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building

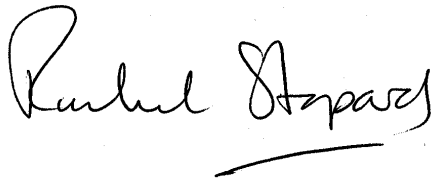
and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14,17 and 126 -141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment