

Mr Andrew Garrett
a-g-architecture Ltd
89 Bills Lane
Shirley
Solihull
B90 2PF

Application Ref: **2016/3651/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

15 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Neal Street
London
WC2H 9PJ

Proposal:

Proposed minor internal alterations to ground floor and basement and re-painting of the shop front doors and side window, installation of windows at basement level and reuse of existing vent and extract system.

Drawing Nos: Existing Plans and Elevations 10A; Proposed Plan 11A; Proposed Reflective Ceiling Plan 12A; Proposed Internal and External Elevations 13B; Plans Proposed basement windows to pavement light 16A; Proposed Ventilation and Air con Works and Heritage Design and Access Statement by a-g-architecture dated June 2016.

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 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed former warehouse built in the late 19th century of red brick with terracotta and stone dressings in a Flemish Baroque style with four storeys and 3 window range. It has a Flemish gable with stone pinnacles and pointed arch blind window, with residential to the upper storeys and retail at ground and lower ground. This application relates to the retail unit and includes minor alteration to the layout to both floor levels and its front elevation.

Previous applications have given consent for alterations in the basement and ground floor layout (2006/4055/L) and a separate application is being considered for advertisement consent for the new hanging sign (2016/3713/A).

The current proposals, namely minor alterations including the removal of section of the modern walls enclosing the stair to provide additional light to the basement and space at ground floor, insertion of stud partitions at basement level to create a kitchen, WC and cupboards, unblocking of window opening to front basement and insertion of two new windows into the lightwell, new hanging sign, reuse of existing vent and extract system and repainting of the shopfront door and windows. The works are seen as minimal and would not involve the loss of historic fabric nor significant change to the buildings character and appearance. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. A comment was received by the Covent Garden Community Association with regards to why no noise report for plant and mechanical equipment has been included within the application. The proposal is to re-use the existing with no new installations or additions, the agent has confirmed this, therefore no noise report is required. 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 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 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. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

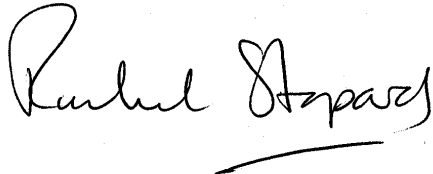
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] 5 Pancras Square, London, N1C 4AG, (tel: 020 7974 4444) particularly in

respect of arrangements for ventilation and the extraction of cooking fumes and smells.

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 the name.

Rachel Stopard
Executive Director Supporting Communities