

Mr James Sheppard
CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2016/5587/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

27 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Seven Dials Warehouse
42 Earlham Street
London
WC2H 9LA

Proposal: Internal alterations including the removal of modern partition walls and finishes.

Drawing Nos: Location Plan; 527-SO: -01, -02 Rev A, -03 Rev A, -04 Rev B, -05 Rev B, 06 Rev B, -07; Soft Strip-Out Specification, dated 05/08/16; Historic Building Report prepared by Donald Insall Associates, dated July 2016; Planning Statement dated 11/10/2016

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.

Informative(s):

- 1 Reasons for granting consent:

The Seven Dials Warehouse is a Grade II-listed building located in the Seven Dials Conservation Area. The building was subject to significant fire damage in September 1999, which largely destroyed the building's structure from the third floor upwards. It was rebuilt internally from the third floor upwards with modern floors, columns, double-glazed windows and a flat roof. The building was subsequently listed in July 2002.

The proposed strip-out works all affect modern fabric and fittings that do not contribute towards the special interest of the Grade II listed building, and their removal to inform the detailed design of forthcoming development proposals is welcomed. The works are not considered to cause harm to the special interest of the listed building.

No objections were received prior to the determination of this application. 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, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

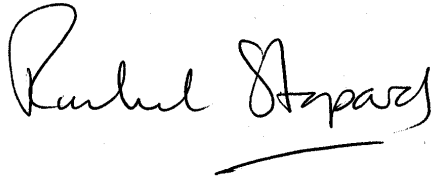
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (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, Camden Town Hall, Argyle Street, WC1H 8EQ (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.

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
Executive Director Supporting Communities