

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

Application Ref: **2016/5972/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 December 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:

Creation of terrace at roof level; alterations to ground floor façade and fenestration; replacement of rooftop plant; and internal alterations and refurbishment.

Drawing Nos: 527-EX.01, 527-EX.02, 527-EX.03, 527-EX.04, 527-EX.05, 527-EX.06, 527-EX.07, 527-EX.08, 527-EX.09, 527-EX.10, 527-EX.11, 527-EX.13, 527-EX.14, 527-EX.15, 527-EX.16, 527-EX.17, 527-EX.18, 527-EX.19, 527-AS.01, 527-AS.02, 527-AS.03, 527-AS.04, 527-AS.05, 527-AS.06, 527-AS.07, 527-AS.08, 527-AS.09, 527-AS.10, 527-AS.11, 527-AS.12, 527-AS.13, 527-AS.14, 527-AS.15, 527-AS.16, 527-AS.17, 527-AS.18, 527-AS.19, 527-AS.20, 527-AS.21, 527-AS.22, 527-AS.23, 527-AS.24, 527-AS.25, 527-AS.26, 527-AS.27, 527-AS.28, 527-AS.29, 527-AS.31, 527-AS.32, 527-AS.33, 527-AS.34, 527-AS.35, 527-GA.01, 527-GA.02, 527-GA.03, 527-GA.04, 527-GA.05, 527-GA.06, 527-GA.07, 527-GA.08, 527-GA.09, 527-GA.10, 527-GA.11, 527-GA.12, 527-GA.13, 527-GA.14, Design & Access Statement (GPad) - October 2016, Planning Statement (CBRE) (28th October 2016), Historic Building Report (Donald Insall Associates) (October 2016), Paint stripping photographic record and recommendations and paint stripping usage data sheet received 21/11/2016.



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 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.

- 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.

- 4 A method statement, including details of the repairs to internal brickwork walls shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 proposed creation of a terrace at roof level is considered acceptable in design

terms. The glass balustrading would be sufficiently set back from the parapet to ensure that it is not visible from street level and in long views and it is not considered to cause harm to the special character of the host building. The replacement AC units would be in the same location as the existing and would not require any new service runs or result in the loss of any historic fabric.

The proposed alterations to the ground floor façade are acceptable. The paint removal would expose the original historic brickwork, and a method statement has been submitted which satisfactorily demonstrates that the technique employed would not harm the historic brickwork. The replacement of non-original doors and windows with metal framed doors and windows is acceptable. Although preference would be given to maintaining metal transoms and mullions to reflect the building's industrial character, the proposed replacements are considered to be an appropriate design that would complement the listed building. The proposed metal projecting signs are acceptable and are considered to be of an appropriate size and material.

A number of internal alterations are proposed throughout the building including alterations to the ground floor reception, modification of the modern steel staircase, removal of modern stud partition walls and installation of new partition walls, and installation of new cycle storage facilities and shower rooms. Much of the internal historic fabric has been destroyed following a fire in 1999, and exploratory soft strip works have confirmed that the proposed alterations would not result in loss of historic fabric or harm to the special interest of the listed building and are therefore considered acceptable.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

One comment has been received by the Covent Garden Community Association and duly taken into account in the consultation summary prior to making a decision. The site's planning history was taken into account when coming to this decision.

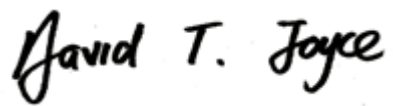
Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities