

Mr. Rupert Litherland
Rolfe Judd Planning [P5870]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2015/7107/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

8 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
St. Martins House
65-75 Monmouth Street
London
WC2H 9DG

Proposal:

Minor internal and external alterations in association with previously consented scheme 2015/1991/L dated 7th July 2015 (amendment namely for new residential unit at first floor apex).

Drawing Nos: Site Location Plan P4812/RJP/P01, 20321-01, 20321-02, 20321-03, 20321-04, 20321-05, 20321-06, 20321-07, 20321-08, 20321-09, 20321-10 Rev A, 20321-11, 20321-12 Rev B, Environmental Health Survey & Plant Noise Assessment Report 2010/PNA1/Rev2, Planning Statement (Ref: P5457), dated July 2014, Lifetime Homes Assessment (Rev C) - F&T 20321 - July 2014, Preliminary Assessment, BREEAM Domestic Refurbishment, prepared by Eight Associates, dated 29/04/2016; 00_110 Rev P02; 00_111 Rev P03; 00_112 Rev P02; 00_113 Rev P01; 00_114 Rev P01; 00_115 Rev P01; 00_116 Rev P01; 00_210 Rev P02; 00_211 Rev P03; 00_310 Rev P01; 00_311 Rev P01; and 00_312 Rev P01, Letter dated 14th May 2015, prepared by Jan Donovan of Rolfe Judd, Letter dated 30th March 2015, prepared by Franks and Lewin, Letter dated 17th December 2015, prepared by Rupert Litherland of Rolfe Judd .



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 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.

Informative(s):

- 1 Reasons for granting listed building consent.

Whilst the description reads "restored and altered 1978-85 by Terry Farrell", the building was actually significantly altered, in as much as rebuilt behind the retained facades (Ref: 8870147 & Ref: 8800358). As a result, the implemented scheme removed all floors and in some cases repositioned floor heights. In this regard the significance of the buildings solely lies in their external character and appearance setting as part of the wider terraces/streetscene.

The proposed external works, in particular the alterations to the residential entrance at ground floor level, ventilation bricks at main roof level and upon the elevations and internal alterations to incorporate a new residential unit at 1st floor level are considered of limited intervention and would preserve the external facades, thereby preserving the special interest of the listed building and character and appearance of the Seven Dials Conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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.

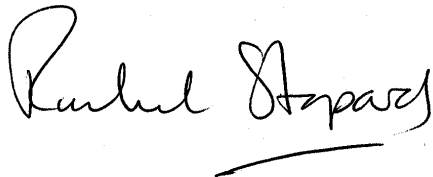
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016 and paragraphs 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



Rachel Stopard
Executive Director Supporting Communities