

CB/RL/P6589
2nd March 2017

Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Dear Sir/Madam,

57- 59 Monmouth Street / 3- 4 Ching Court, London, WC2

Listed building consent for internal and external alterations associated with change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses. Alterations include new vents, secondary glazing and associated internal alterations (renewal of Listed Building Consent ref. 2010/6172/L).

Planning Portal Ref: PP-05859713

On behalf of our client Shaftesbury Covent Garden Limited, we write in support of an application for the renewal of Listed Building Consent ref. 2010/6172/L for internal and external alterations associated with the consented flexible use of the first to third floors in respect of the above property for Class C3 (residential) or continued Class B1 (office) use.

The following documents have all been previously approved under application ref. 2010/6172/L. All have been re-submitted as part of this renewal via the Planning Portal:

- Site Location Plan
- Approved Existing Drawings, prepared by Freeson & Tee
- Approved Proposed Drawings, prepared by Freeson & Tee
- Approved Photographic Schedule, prepared by Freeson & Tee

It is confirmed that no fee is required for the listed building application.

Site Location and Planning History

The site is located along the eastern side of Monmouth Street within Seven Dials. The properties fronts onto Monmouth Street with the rear being within Ching Court. The properties are Grade II listed, located within the Seven Dials (Covent Garden) Conservation Area and the Central London Area. The four storey building currently comprises retail use (Class A1) at basement and ground floor level.

DD 020 7556 1529
E chrisb@rolfe-judd.co.uk

Architecture Planning Interiors
Old Church Court, Claylands Road, The Oval, London SW8 1NZ
T 020 7556 1500
www.rolfe-judd.co.uk

Rolfe Judd Holdings Limited. Registration No.4198298
Rolfe Judd Architecture Limited. Registration No.1539773
Rolfe Judd Planning Limited. Registration No.2741774
All Registered at the above address

Planning History

Planning Permission ref. 2010/6158/P was granted on the 15th March 2011 for the following works:

'Change of use of first to third floors from office (Class B1) to alternative uses, either as 3x2 bed self-contained residential units (Class C3) or office (Class B1) uses and associated external alterations including new vents'.

Listed Building Consent ref. 2010/6172/L which was associated with the planning permission was granted on 4th March 2011.

As noted under Informative 5 of planning permission ref. 2010/6158/P, it states that the proposed uses (either office or residential) is valid for a period of ten years, following the grant of planning permission. On the basis that the permission was implemented for continued office accommodation as per the proposed plans and the permission was granted on 15th March 2011, there remains a further 4 years of flexible use under Part 3, Class E Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (as amended).

However, the accompanying listed building consent (2010/6172/L) expired on 4th March 2014 and does not benefit from Part 3, Class E Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (as amended). Our client therefore seeks to renew the associated listed building consent to ensure the change of use can occur in line with the relevant planning consent.

The Proposal

This application seeks the renewal of listed building consent 2010/6172/L for internal and external alterations associated with the change of use which include new vents, secondary glazing and other associated internal alterations, as previously approved by the Council.

We can confirm that the proposed scheme is identical to the approved scheme and solely seeks to renew the consent. The submitted drawings are those previously approved and for clarity are noted below as follows:

- Existing Drawings – 20151 - 01, 02, 03, 04, 05, 08 [Rev A], 09 [Rev A], 10, 11
- Proposed Residential Drawings - 20151- P01 C3 [Rev A], P02 C3 [Rev A], P03 C3 [Rev A], P04 [Rev A], P05 [Rev A], P07, P08 [Rev A], P09 [Rev A], P10, P11
- Proposed Office Drawings - 20151- P01 B1, P02 B1, P03 B1

Heritage Consideration

As noted, this application seeks to renew Listed Building consent 2010/6172/L which has been previously assessed and consented by the Council. As per the Council's previous officer report, it was stated following a detailed assessment of the plans that:

"The proposed alterations to each floor will not result in the loss of any historic fabric or original features and is therefore considered acceptable...These changes will not be harmful to the character of the listed buildings and is considered satisfactory".

As the proposals remain the same as the consented scheme, it is considered that the application remains compliant and supportive with Local Plan Policies CS14 – Promoting high quality places and

London Borough of Lambeth
March 2017

Rolfe Judd
Planning

conserving heritage / conservation areas; DP24 – Securing high quality design and DP25 –
Conserving Camden's heritage / conservation areas.

Summary

This application seeks to renew the expired listed building consent 2010/6172/L in connection with
the extant planning permission 2010/6158/P. The scheme remains identical to that approved in 2011
and would therefore remain supportive of Local Plan policies.

We trust the submitted information is sufficient for the application to be determined, however, should
your require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,



Chris Brown
Rolfe Judd Planning