

Mr Maria Clarke
Gundry Ducker Architecture Ltd
3 Garrick Street
London
WC2E 9BF

Application Ref: **2016/6709/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

31 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Earlham Street
London
WC2H 9LN

Proposal:

Installation of a new shopfront and associated signage; internal alterations to include the strip out all modern partitions, joinery, modern metal staircases, wall and floor finishes through out, reinstating the original timber staircase from basement to the first floor level, new stud walls to approximate original location to perimeter of staircase, modern light weight partitions to form WC enclosures and repair the fabric of the original and existing staircase.

Drawing Nos: Heritage Survey, Design and Access Statement (Revision A 01/03/2017); Site Location Plan; [319.DM] 01-05; [319.EX] 01-02, 03-04 (14.03.17), 05-19; [319.GA] 01, 02 RevA, 03-10; [319.GE] 01 RevA (21.02.17), 02 RevA, 03; [319.GS] 01-02

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 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 and policy D2 of the Camden Local Plan Submission Draft 2016.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 and 1:5 of all new joinery and plasterwork
- b) Manufacturer's specification details of all new materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- c) Detail and recording of historic fabric which is to be repaired and retained in-situ

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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 and policy D2 of the Camden Local Plan Submission Draft 2016.

- 4 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

Informative(s):

1 Reasons for granting listed building consent.

The proposal is for the internal refurbishment of the property which covers the removal of modern fixtures, reinstatement of a staircase to the original location, the replacement of the existing shopfront and signage to a Grade II listed building.

The building has received substantial modern insertions and additions which are detrimental to its special interest and character and included the loss of historic fabric which also has impacted upon its structural integrity. The proposals will see the historic floor plan reinstated; removal of modern unsympathetic additions including the modern incongruous steel staircase; this staircase has impacted on the structural integrity of the front elevation as a result of the removal of floor joists. Its removal is an overdue improvement that will benefit the building by re-instating the original floor plan and securing the structural stability of the lower part of the front elevation.

The proposed timber frame shopfront with stall riser and a recess entrance to the left is to replace a modern inserted timber frontage with tiled stall riser and central door. Therefore the proposal reinstates the traditional design of a commercial frontage whereby recess doors form part of the historical identity of the high street. Although CPG1 (Design) states that new recesses would be strongly discouraged, it also states that recesses often found in older traditional shopfronts, they should be retained.

The overall proposal, in terms of size, design, location and material to be used, will preserve and enhance the appearance and character of the host and adjacent buildings, the conservation area and the streetscape, and will not harm the setting of the host and adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. A comment was received from the Covent Garden Community Association following the statutory consultations that welcome the improvement made to the shopfront but would also have liked the modifications go further in terms of matching the adjacent commercial frontage at No26. The location of the blind box, sitting atop the fascia is in fact traditional and in line with the CPG1 (Design) demonstrate appropriate ways to install shopfront awnings by being located above the cornice. A smaller fascia would have been preferred. But in view of the traditional design of the new shopfront to replace a very unattractive frontage, it was deemed to be, on this occasion, acceptable for the size of the fascia size to remain unchanged.

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.

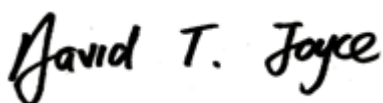
As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1, D2 and D3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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).
- 5 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

Executive Director Supporting Communities

2016/6709/L

Director of Regeneration and Planning