

RL/P6679  
21 April 2017

Development Management  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Sirs

**FLAT 2, 15-19 SHELTON STREET, LONDON, WC2H 9JN**

**APPLICATION FOR LISTED BUILDING CONSENT FOR THE PART-RECONFIGURATION AND REFURBISHMENT OF THE EXISTING RESIDENTIAL FLAT.**

**PLANNING PORTAL REF. PP-05992148**

On behalf of the applicant and client, Shaftesbury Covent Garden Limited, we submit an application for listed building consent for the refurbishment of Flat 2, 15-19 Shelton Street. The following documents in support of this application have been submitted online via the Planning Portal:

- Application Forms – *prepared by Rolfe Judd Planning*
- Site Location Plan – *prepared by Fresson & Tee*
- Existing and Proposed Drawings – *prepared by Fresson & Tee*
- Existing Photo Schedule – *prepared by Fresson & Tee*

We confirm that no application fee is required as part of an application for listed building consent.

*Site Location and Context*

The application premises sits to the north of Shelton Street and comprises a group of three, three storey plus mansard roof Victorian terrace buildings. The basement and ground floors units at 17-19 Shelton Street are in use as a shop (Use Class A1) with the remaining upper floors in use as residential (Class C3). No. 15 Shelton Street currently sits above the existing entrance into the communal court yard, Ching Court. The application flat comprises of a studio unit with separate bathroom area.

The application site, 15-19 Shelton Street, formed part of an extensive redevelopment scheme by architect Sir Terry Farrell during the 1970's and 1980's which was collectively known as Comyn Ching Court. This included the triangular site bounded by Shelton Street, Mercer Street and Monmouth Street.

**Architecture Planning Interiors**

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

T 020 7556 1500

www.rolfe-judd.co.uk

DD 020 7556 1541

E rupertl@rolfe-judd.co.uk

London Borough of Camden  
21 Apr 2017

The buildings are Statutorily Grade II Listed and are located within the Covent Garden (Seven Dials) Conservation Area. Historic England provides a full and detailed description for the premises, however in summary, the description notes:

*“Terrace of C18 and C19 houses and shop fronts, including the entrance to Ching Court, created or restored 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle”.*

As part of the redevelopment works, much of the original buildings were stripped back (or facades simply retained) and rebuilt using a traditional method with interjects of postmodern design. The original Victorian brick party walls have been retained and incorporated within new residential layouts. Those new layouts have been further separated and infilled using modern timber and plasterboard partition walls to create the various residential units.

#### Relevant Planning History

As noted above, the premises formed part of an extensive redevelopment / refurbishment scheme during the late 1970's and on into the 1980's by the architect Sir Terry Farrell. Those redevelopment schemes are recognised as comprising of 4 separate proposals (some which are interlinked) –

- 1977 Comyn Ching Scheme
- 1980 Comyn Ching Scheme
- 1980 Seven Dials Housing Co-operative Scheme
- 1981 Comyn Ching Scheme (planning permission ref. P14/58/A/31554/R1 and HB/2564/R1)

The final scheme, 1981 Comyn Ching Court, is recognised as being implemented and as built out – ‘the Terry Farrell scheme’ – and is referred to as part of the listed building description. As part of this implemented scheme, planning permission and historic building consent was granted on 4<sup>th</sup> November 1981 for the following works:

*“Rehabilitation of existing buildings (45-71 Monmouth Street, 19-31 Mercer Street, 1-21 Shelton Street) and construction of two new buildings to provide residential, retail and office uses”.*

The scheme was split into three phases, of which the application site 15-19 Shelton Street formed part of Phase 1. This is confirmed as part of the Section 53 Agreement which noted that Phase 1 was to include the “retail and office rehabilitation of 53-63 Monmouth Street and the retail and residential rehabilitation of 11-19 Shelton Street”.

Having consideration to those recent works deemed relevant in the determination of this application, it is noted that listed building consent was granted on 11<sup>th</sup> June 2015 at Flat 6, 17 Shelton Street for:

*“Installation of replacement mezzanine, creation of new partition walls, upgrading of kitchen and bathroom, stabilisation of internal brickwork and associated refurbishment”.*

As part of this application, officers recognised that the original “spatial quality of the listed building had already been fundamentally altered... There are no original features within the flat and much of the structural fabric has clearly been replaced” as part of the 1980's redevelopment scheme. This is consistent with the existing conditions of the building at the application premises, 15-19 Shelton Street.

London Borough of Camden  
21 Apr 2017

*The Proposal*

This application seeks listed building consent for the part reconfiguration and refurbishment of the existing residential flat at 15-19 Shelton Street.

The existing residential studio flat is tired and in need of modernisation. In summary this application seeks to:

- Part removal and relocation of new stud-partition wall to decrease the size of the existing bathroom / shower room.
- Relocation of existing hot water heater unit.
- Provision of new kitchen and living area.

As demonstrated by the submitted photo schedule and initial on-site investigation works, the existing internal partitions are constructed from modern plasterboard. The only original historic fabric within the flat is that of the original brick dividing / party wall which will not be affected as part of this application. We confirm that there is no original post-modern design work from the former 'Terry Farrell scheme' located within the existing flat.

It is also confirmed that no external works are proposed as part of this application. Please refer to the existing and proposed drawings for further details.

*Planning and Heritage Consideration*

It is considered that the proposed internal listed building works are consistent with and supportive of Camden's local plan policies and guidance.

Core Strategic Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) seeks to preserve Camden's heritage, ensuring the highest standard of design that respects local context and character, and enhancing the Boroughs rich and diverse heritage assets.

Development Management Policy DP25 (Conserving Camden's Heritage) seeks to preserve and enhance the borough's listed buildings and preserve the setting and character of conservation areas. Policy notes that permission for alterations to a listed building would only be granted where they would not cause harm to the special interest of the building.

As demonstrated as part of the submitted photo schedule and on-site investigation works, the existing flat does not obtain any original features of historic or architectural merit. Much of the original interior has been lost as part of the 1980's Terry Farrell redevelopment scheme which, as understood, retained only the existing facades of the buildings. Much of the internal fabric was removed and 'rehabilitated' as described by the original planning permission.

The proposed works would simply require the part removal of the existing bathroom stud wall to allow for an improved internal layout (thereby reducing the total bathroom size) and consist of the general upgrading and refurbishment of the dated studio accommodation. The proposed works would neither impact on the character or special architectural interest of the original Victorian building nor that of the later 20<sup>th</sup> century post-modern refurbishment scheme. As a result the proposal is considered to be support of local plan policies CS14 and DP25

London Borough of Camden  
21 Apr 2017

It is further noted that having special regards to the Planning (Listed Buildings and Conservations Areas) Act 1990, legislation states that no person shall execute any works or alterations to a listed building in a manner which would affect its character as a building of special architectural or historic interest. Accordingly, we consider that the proposed internal changes (removal of internal stud plaster walls and general refurbishment) referenced above will not irreversibly damage or affect any part of the listed building's special architectural or historic interest and therefore it is considered that an application for listed building consent may be granted by the Council in accordance with the above legislation.

Summary

The proposal has been carefully considered so as to preserve the architectural character and appearance of the Grade II Listed building and would not impact upon that of the surrounding conservation area. The proposal is therefore considered to be in accordance with the Local Plan and relevant listed building and conservation legislation.

We trust you will find the submitted information is sufficient to validate our client's application and we look forward to a swift and positive outcome. Should you require any further details, please do not hesitate to contact the undersigned.

Yours faithfully

*Rupert Litherland*

For and on behalf of  
Rolfe Judd Planning Limited