

[REDACTED]

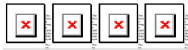
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**From:** Parry, Rachael  
**Sent:** 10 May 2017 14:23  
**To:** Planning  
**Subject:** FW: Planning Application - 2017/1261/L

Can this be uploaded please?

Rachael Parry  
Conservation Officer

Telephone: 020 7974 1443



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**From:** Sir Terry Farrell's Office [mailto:[REDACTED]]  
**Sent:** 08 May 2017 14:56  
**To:** Parry, Rachael [REDACTED]  
**Subject:** Planning Application - 2017/1261/L

Dear Ms Parry,

**RE: Objection to Planning Application - 2017/1261/L**

The application relates to the pair of early 18th century houses 57-59 in the middle of Monmouth St with an entrance door to the Ching Court giving access to offices over shops. The proposal is to convert offices into flats.

The two houses were converted for retail and office use and linked as a pair in the 1982-5 by Farrells with new entrance door case to Ching Court and refurbished internal timber staircase. The offices interiors were designed with mouldings and colours to have similarity of detail across the Monmouth St terrace, with each house having a unique design to suite the particular layout. In the proposals part of the interior lobby and wc on each upper floor will be ripped out to make a second connecting door through party wall between houses, an existing connecting door will be infilled as a cupboard, stair walls will be covered by new acoustic lining concealing mouldings, new fitted bathrooms and fitted cupboards will cut across ceiling, wall and skirting mouldings, therefore the integrity of interiors will be lost.

A previous application in 2011-12 had received consent from Camden but was not implemented. This application is for renewal. Since the previous application, however, the historical and architectural context and significance of Comyn Ching Triangle has been recognised and given elevated status through the 2016 group listing. Comyn Ching Triangle has been widely supported and recognised as an exemplar of a mixed use scheme with sensitive adaptation of historic fabric and inventive detailing, including the interiors. The proposed change to residential use will be detrimental to the mix of use and the character of the courtyard which are both essential parts of the architectural and historic value.

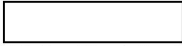
Moreover the new listing description updated in 2017 has added more detailed reference to the office interiors of Monmouth St and includes description of this particular pair of houses with reference to description, plans and elevations in the AJ of March 1985. Therefore in 2017 there is a much stronger case to retain the integrity of the historic architectural interiors and the existing office use.

We therefore strongly object and recommend refusal of the application for alterations and change of use.

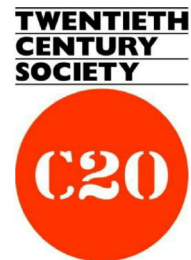
Yours sincerely

Sir Terry Farrell CBE

**Sir Terry Farrell CBE**  
Principal



7 Hatton Street, London, NW8 8PL  
T: 020 7258 3433  
[Farrells.com](http://Farrells.com) | [Twitter](#) | [LinkedIn](#) | [Facebook](#)



Rachael Parry  
Planning Solutions Team  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Sent by email: [REDACTED]

10 May 2017

Our ref: 16 02 16

Dear Rachael Parry,

**2017/1261/L 57-59 Monmouth Street, 3-4 Ching Court, London WC2H 9DG**

The above application has been brought to the attention of the Twentieth Century Society. 57-59 Monmouth Street are listed buildings, forming part of a terrace of older houses which were restored and remodelled by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

#### **Significance**

This is a resubmission of an application was granted permission and listed building consent in 2011. In 2016 however, Farrell's 1983-5 work was listed in its own right at Grade II. Historic England have described Comyn Ching as 'postmodernism at its purest' and one of Terry Farrell's most important accomplishments. This application therefore warrants further scrutiny given that the significance of the mixed use scheme has been more fully recognised and elevated through this additional designation.

The reasons for designation are manifold and relate to the significance of the architect; the architectural interest which was based on a rigorous intellectual understanding of the historic precedent; the contextual place-making which skilfully integrated old and new, and the degree of survival. The fact that the interiors are little altered in their detail, fixtures and fittings contributes to the overall interest of the entire scheme. In 2017 detailed list descriptions were submitted for each key element of the Comyn Ching scheme. The description for 53-59 Monmouth Street makes specific mention of the quality of interior mouldings and fittings.

#### **Proposals**

The proposals include a change of use from office to residential, and amongst other things will involve the application of an acoustic lining to the stairwell, the insertion of partitions which will harm the high quality mouldings which run throughout, the loss of doors, the cutting through of the party wall and the loss of bathroom fittings. The Society considers that the overall impact of these works will be that the quality and coherence of the interior is greatly compromised, and that the proposals will cause unjustified harm to a rare, intact postmodern interior.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ  
tess@c20society.org.uk  
[www.c20society.org.uk](http://www.c20society.org.uk), Tel: 020 7250 3857

The NPPF requires that great weight is given to the conservation of a designated heritage asset, and that where the proposal will lead to harm, this should be weighed against public benefit. The Society does not consider that in this case the applicants have justified their proposals in these terms, and in line with national policy we therefore recommend that permission is refused.

I trust that these comments are of use to you in your consideration. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,



Tess Pinto  
Conservation Adviser  
**Twentieth Century Society**

**Remit:** The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

[REDACTED]

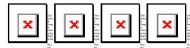
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**From:** Parry, Rachael  
**Sent:** 10 May 2017 14:42  
**To:** Planning  
**Subject:** FW: 2017/1261/L 57-59 Monmouth Street,  
**Attachments:** 100517 ltrobj.pdf

Another one to upload please

Rachael Parry  
Conservation Officer

Telephone: 020 7974 1443



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**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** 10 May 2017 14:39  
**To:** Parry, Rachael <Rachael.Parry@camden.gov.uk>  
**Cc:** Bloomsbury Conservation Area Advisory Co [REDACTED] Anthony Jennings  
[REDACTED]  
**Subject:** FW: 2017/1261/L 57-59 Monmouth Street,

Dear Rachael Parry,

BCAAC would wish to strongly support the substantial objection from the c20th Society a statutory consultee, and in particular, the last part of the letter objection concerning the lack of proper justification. The idea that this small and in this case, inherently harmful, residential conversion could properly be regarded as a 'public benefit' (sic) to outweigh the considerable harm, as described in this letter to what is a very rare and therefore precious heritage asset of considerable historic and architectural value is simply laughable!

However, I do have a real fear that whenever the planning committee and officers come to that, see a proposed change of use to 'residential,' they instinctively seize their rubber stamps as though it would in any way contributed to solving our housing crisis!

I trust that this application will be presented to the planning committee for determination and recommended for refusal.

BCAAC would, I am sure be very willing to support the council in any resulting planning inquiry.

Tony Tugnut  
On behalf of BCAAC  
PS it is a matter of concern that it appears c20soc was not consulted about this application.

Sent from [Mail](#) for Windows 10

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**From:** [Tess Pinto](#)  
**Sent:** 10 May 2017 12:10

To: [REDACTED]  
Subject: 2017/1261/L 57-59 Monmouth Street,

Dear Rachael Parry,

Please see attached the Twentieth Century Society's objection to the above listed building consent application.

Kind regards,

Tess Pinto

Conservation Adviser  
The Twentieth Century Society  
70 Cowcross Street  
London EC1M 6EJ  
Tel 020 7250 3857  
[REDACTED]

Registered Charity No. 1110244

[www.c20society.org.uk](http://www.c20society.org.uk)

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# THE CHING COURT ASSOCIATION

19-27 Mercer Street, and 1-19 Shelton Street, and 45-75 Monmouth Street, and 2-5 Ching Court  
in Seven Dials, Covent Garden, London WC2H  
mail: [info@ChingCourt.com](mailto:info@ChingCourt.com)

---

Rachael Parry  
Conservation department  
London Borough of Camden  
5 Pancras Square  
London  
NIC 4AG

10<sup>th</sup> May 2017

Dear Rachael,

Thank you for visiting Ching Court earlier this month. We are very proud of the Courtyard and its heritage. And we understand the way that it works – both its delights and its limitations. For these reasons we must object to the application for listed building consent to change the use at 3-4 Ching Court (ref. 2017/1261/L).

The application would change 3 small office floors into 3 flats. It would push out 3 small businesses from relatively low-cost offices and replace them with 3 luxury residential units.

And, importantly, it would do it in a way that goes against the protections in the recently updated Listing by Historic England.

## Background

The buildings that surround the courtyard include 20 dwellings, 7 businesses that operate in shops and 8 businesses that operate in offices. 3 of these offices are in the building at 3-4 Ching Court.

Ching Court was created by the Terry Farrell Partnership in the early 1980's. It was originally laid out in the 1690's as part of the development of Seven Dials by Thomas Neal, who gained consent from the then Surveyor General, Christopher Wren. During the 18<sup>th</sup> century the buildings along Shelton Street and Mercer Street, and the triangular space within, were acquired by Comyn Ching who ran an architectural ironmonger foundry on the site, with industrial activity and offices in the old houses and workshops. By the time the market moved out of Covent Garden in the 1970's the buildings were becoming dilapidated. After the 'battle for Covent Garden' over plans to flatten the historic area, the local community and common sense prevailed, and plans were revised focus on rehabilitating the area.

The Comyn Ching site was ear-marked for rehabilitation, with the ironworks moving out to East London, and the architectural ironmongery showroom remaining. The Terry Farrell Partnership was chosen to create something new but historically sensitive on the site. The result was a careful renewal of the tired old buildings, with interesting new buildings on the corners. The style of the new buildings was later called 'Post-Modernist' but these were fairly pioneering examples. Their scale is small, and their design detailing was designed to refer to the site's legacy of ironmongery. Details were carried through the interiors and exteriors of both the old and new buildings, tying the whole together.

The site was also an early example of a modern 'mixed-use' development, involving 3 types of use: residential, offices and shops – rather than the traditional mix of residential and shops alone.

By the early 2000's Post-Modern buildings in London were already being demolished to make way for more efficient structures that were cheaper to build than it would cost to refurbish the existing ones. History was repeating itself yet again. But faster than usual, as the property market grew rapidly. The Listing process took a while to catch up, but by 2015 Historic England was starting to recognise that the best examples of the genre would need protection.

### Listing

During 2016 we worked with Historic England, and with the architects from the previous Terry Farrell Partnership who had designed Ching Court, with the aim of listing the development as a whole.

The reasons for listing were:

- a) that the 1980's buildings needed protection, and
- b) that the development also needed protection as a cohesive whole.

The 1980's buildings needed protection because the precious interiors of one of the corner buildings had already been torn out by the owners, Shaftesbury plc (who are also the owners of 3-4 Ching Court). We have a good relationship with Shaftesbury plc, who own a number of buildings around the courtyard as well as the fabric of the space within it. However, they quite openly say that they see little value in Farrell's work here. They also removed the characteristic pointed windows and 'ship's balcony' from the corner building that you used to see all the way down St. Martin's Lane.

The development needed protection as a cohesive whole because it is so much more than the sum of its parts, and its brilliantly designed mixed-use was under threat.

### Mixed-use 'designed into' the Listed development

The nature of the space surprises newcomers every day, who happen on this tranquil corner in the middle of the craziness of the West End. It is laid out to encourage calm, and it is a delightful place to back onto.

Some people have lived here for over 25 years, and some flats are still owned by the people who bought them from Comyn Ching in the 1980's. The fronts of those homes are fully exposed to noise and pollution, but at the back it is incredibly quiet and airy.

And many of the small businesses that have come through have been here for over 10 years at a time. Ching Court has been home to many small businesses that have huddled into the compact floors of the buildings at 1-5 Ching Court, at relatively low rents with no lifts, and have moved out elsewhere in the West End when they have out-grown us.



The really smart things about this development, though, and things that we sought to protect through the Listing, were the way that the architects dealt with the two main weaknesses of the space:

- a) close proximity of buildings at the back leading to lack of privacy, and
- b) very challenging acoustics leading to amplified noise and disturbance. Only by dealing with these weaknesses could the space be made to work as 'mixed used'.

Ching Court is a right-angled triangle. The potential lack of privacy was dealt with by placing the residential units along the sides that are at right-angles to each other, and placing the offices on the hypotenuse side. Lack of privacy was thus avoided because by the time residents need privacy in rooms at the back, the office workers have all gone home for the night or for the weekend so nobody is looking in.

Every sound echoes in Ching Court. Disturbance from amplified noise was dealt with by changing the initial design (which is, interestingly, still held in Camden's archives). The initial design had entrances to both offices and residential units within Ching Court. However, residential entrances need to be usable at all hours, which would never work in Ching Court because people would wake their neighbours whether they intended to or not. So the residential entrances were moved to the street side, and only the 3 office entrances at 1-5 Ching Court were retained in the final design.

It is worth noting that various offices have engaged new cleaners over the years, some of whom have come in at night and, despite efforts to be quiet, have woken people. On every occasion we have had to get them to change their rotas.

It is also worth noting that the covenants attached to the freeholds of the buildings around Ching Court were written in acknowledgment of the problem. There are rules about noise emanation from buildings at all times, and restrictions from using Ching Court at night when the gates are locked.

Nevertheless, Shaftesbury plc, who own all the buildings at 1-5 Ching Court (the entire hypotenuse side) have often expressed the desire to change the use of all the buildings at 1-5 Ching Court, saying that they think "the whole of Ching Court should be residential".

#### Reasons for objection

Our main objection is that this application would go against the very reason that Listing was sought in 2016, and against the Listing itself in 3 ways:

- 1) The application would damage interiors that we sought to protect.
- 2) It would diminish the mixed-use by removing 3 of the 8 office-based businesses - possibly followed by the others.
- 3) It would reverse the design choices in relation to privacy and noise that make it work as a mixed-use development, as detailed above. The mixed-use was something that we and Historic England sought to protect because it is so well designed into the development, and so vulnerable to commercial pressures.

A subsidiary objection is that the roof of 3 Ching Court would be raised in a way that would be out of keeping with the other mansard roofs in the courtyard, by adding height above the windows.

Yours sincerely,

Amanda Rigby

Chair, for the Committee of the Ching Court Association.

Tel 