

Mr R Litherland
Rolfe Judd Planning [P6603]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2017/2501/L**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

2 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Thomas Neal Centre
35 Earlham Street
London
WC2H 9LD

Proposal:

Installation of a louvred substation entrance door and louvred panelling above the entrance double doors to the shop unit 9-10 fronting Shorts Gardens with associated internal alterations for a new self-contained substation.

Drawing Nos: T(10)D01 P1, T(20)D01 P3, T(91)P00 P1, T(20)D01 P1, T(10)E01 P1

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 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 Draft Submission 2016.

- 3 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 Policy and D2 of the Camden Local Plan Draft Submission 2016.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposal relates to a section of the Grade II listed Thomas Neal Centre located on the north side of Shorts Gardens to the west end of the building. The proposed external works include the replacement of a window and door at the existing shop unit (9-10 Short Gardens) with louvred entrance door and window, louvred overhead panelling and a concrete upstand.

At ground floor the external alterations would not harm the historic fabric of the listed building and would be considered acceptable.

At basement level it is proposed to create two earth pits in the ceiling to allow cables to feed through from the ground floor. This will not have a detrimental impact on the historic fabric of the building as the ceiling is a modern concrete material. There would be no detrimental impact to the historic fabric of the building as a result of the proposal and therefore the internal alterations are considered acceptable.

The planning 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 any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy

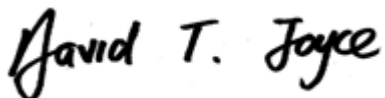
DP25 of the London Borough of Camden Local Development Framework Development Policies, policy D2 of the Camden Local Plan Draft Submission 2016 and the London Plan 2016 and the National Planning Policy Framework.

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning