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London Borough of Camden
Planning and Built Environment
5 Pancras Square
London
N1C 4AG

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Daniel Watney LLP is a
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Dear Sir / Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990
Application for Listed Building Consent
Seven Dials Warehouse, 42-56 Earlham Street**

Please find enclosed an application for listed building consent for a programme of internal alterations at Seven Dials Warehouse, Earlham Street. Daniel Watney LLP has been instructed to submit an application for listed building consent pursuant to a programme of internal works in advance of them occupying the majority of the property. The building has recently been subject to a programme of refurbishment following a number of planning and listed building consent applications granted in 2016 and 2017.

The tenant, Red Bull, are now seeking to occupy the majority of the building as their new head offices and a programme of works are required to provide them with the necessary meeting and recording spaces.

This application is supported by existing and proposed floorplans as well as a Heritage Assessment reviewing the proposed works in the context of the statutory listing of the Grade II listed property and the recent refurbishment works.

Included within this submission are the following documents:

- Applications forms, duly signed and dated including relevant certification;
- Planning, Design and Access Statement, incorporated into this letter;
- Heritage Statement, prepared by Donald Insall Associates;
- Site location plan 1:1250 @ A4;
- Full set of existing and proposed plans, prepared by DThree Studio.

If you require any further information or clarification about the proposals, please do not hesitate to get in touch. I will look forward to hearing from you in due course.

Yours sincerely



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Planning, Design and Access Statement

Site Description

Seven Dials Warehouse is located between Earlham Street and Shelton Street within the London Borough of Camden. The building is statutory listed at Grade II and is a former industrial warehouse constructed in the mid-19th century as an extension to the Combe & Co Brewery. Figure 1 below refers to the extent of the site.

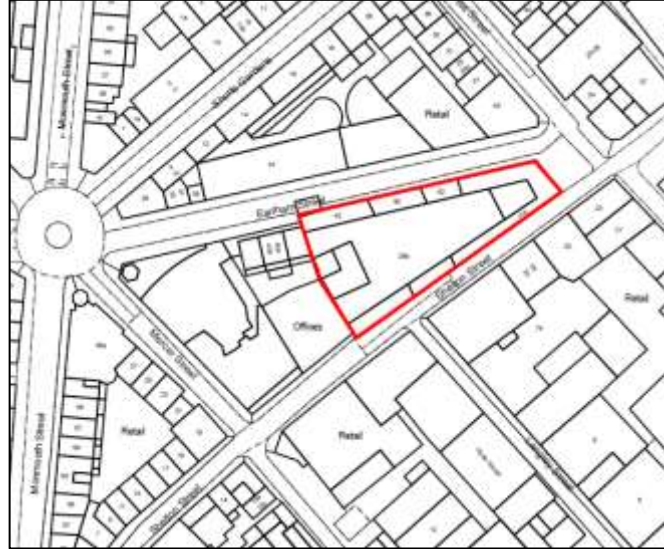


Figure 1: Site Location Plan

In 1999, a fire swept through the building, destroying the third, fourth and fifth floors as well as the entire roof structure and majority of windows. As discussed latterly, the property was subsequently re-built in the early 21st century from the third floor upwards. Therefore the majority of original fabric is restricted to the ground and mezzanine levels.

The property has recently been subject to a programme of refurbishment following the grant of listed building consent. This stripped the interior of the building of its various partitions as part of a Cat A fit-out, as can be identified in the images appended to this letter.

Planning History

Whilst there is extensive planning history available on LB Camden’s online portal, we have reproduced the most relevant applications below:

Reference	Description	Decision	Date
PSX0004538	Refurbishment, alteration and extensions following fire damage to provide a mix of offices, retail and community uses including the erection of a roof extension at fifth floor level and rooftop plant and associated alterations at ground floor level and facades.	Granted	02/05/2001

2003/0658/L	Internal and external works of alteration including the removal of internal cladding, demolition of part of the mezzanine floor area, relocation of internal staircase, the replacement of secondary entrance with fully glazed shop window on Earlham Street frontage and the removal of paint to door surrounds, stone plinths and banding.	Granted	17/09/2003
2008/3517/L	Refurbishment of the interior ground and mezzanine floors.	Granted	07/10/2008
2016/5587/L	Internal alterations including the removal of modern partition walls and finishes.	Granted	27/10/2016
2016/5939/P	Creation of terrace at roof level; alterations to ground floor façade and fenestration; and replacement of rooftop plant.	Granted	21/12/2016
2016/5972/L	Creation of terrace at roof level; alterations to ground floor façade and fenestration; replacement of rooftop plant; and internal alterations and refurbishment.	Granted	21/12/2016
2017/1723/P	Variation of Condition 3 (approved plans) of planning permission granted on 21/12/2016 (ref: 2016/5939/P) for the creation of terrace at roof level, alterations at ground floor façade and fenestration, and replacement of rooftop plant; namely 10 condensers at roof level.	Granted	20/06/2017
2017/1701/L	Creation of terrace at roof level; alterations to ground floor façade and fenestration; replacement of rooftop plant; and internal alterations and refurbishment.	Granted	20/06/2017

Table 1: Planning History

Whilst not an exhaustive list of applications, Table 1 above demonstrates that there has been substantial planning activity on Seven Dials Warehouse in recent years following the fire in 1999.

Internally, the property has been subject to extensive alterations and refurbishment, most recently following consent at the end of 2016, varied in June 2017. The works subject to these consents refurbished the building in its entirety and deliberately stripped back the interior so that a tenant could make the necessary internal alterations for their business to function.

Proposed Works

Red Bull is seeking to occupy the premises as their new head office, moving into LB Camden from their existing premises outside of the Borough.

To facilitate the move into the building, a programme of internal works are proposed to ensure that the building is able to accommodate the various aspects required by Red Bull as an organisation.

Following the works consented under applications 2017/1723/P and 2017/1701/L, the interior of the property was stripped back allowing future tenants to decide how best to fit out the property once they secured a lease on the space. The works proposed through this application are vital in allowing the incoming tenant to occupy the space and are crucial to their occupation of the building.

The proposed works subject to this application for listed building consent comprise:

Ground Floor

- Replace an existing modern heater in the suspended ceiling;
- Insert glazed doors into a modern stud partition to create a direct link from the reception to the office space;
- Construct toilets and a cycle store for the ground / mezzanine office;
- Create a store cupboard with new doors opening into the office space;

Mezzanine Level

- Erect a roller shutter to create a store cupboard;
- Construct a meeting room with timber stud and glazed partitions;

Third Floor

- No proposed works subject to this application;

Fourth Floor

- Construct a number of meeting rooms using stud and glazed partitions;
- Construct a new staircase to create a direct link between the fourth and fifth floors;
- Installation of new dropped ceiling;

Fifth Floors

- Construct a number of meetings rooms using stud and glazed partitions;
- Construct a number of sound proofed rooms to create recording studios. NB the recording studio floorspace falls within the lawful B1 use class, therefore planning permission is not required in addition to listed building consent.;
- Create opening for staircase from the fourth floor.

The majority of the internal alterations are proposed to the upper floors where there is limited fabric of historic value following the fire in 1999. The proposals have been prepared alongside detailed input from Donald Insall who have provided heritage input on the property over the last two years.

Improvement to Office Accommodation

Whilst this is an application for listed building consent and not planning permission, it is worth noting that the proposal aligns with adopted planning policies within the London Plan and LB Camden's Development Plan.

Policy 4.2 of the London Plan (2015) requires Boroughs to support the redevelopment of office provision to improve London's competitiveness and to address the wider objectives of the plan. It is also encouraged to renew and modernise existing office stock.

Policy E1 of Camden's Local Plan (2017) seeks to support businesses that enable a successful economy for the Borough. Policy E2 seeks to ensure that proposals for employment uses will at a minimum maintain the current floorspace levels and permit alterations that improve the efficiency and function of the building.

The works will support the local and strategic policy approach of encouraging employment within the Borough. The proposals will allow for a major employer to occupy the space and contribute significantly towards a successful economy for the Borough.

Heritage Assessment

A detailed Historic Building Report has been prepared by Donald Insall Associates which accompanies this application for listed building consent. Donald Insall were involved in the applications which were approved in 2016 and 2017 and therefore have an in-depth knowledge of the history of the building and have been instrumental in providing advice as to the appropriateness of the proposed works.

Without repeating the entirety of the Historic Building Report, it is important to note that the areas of greatest significance within the building are the external elevations of Neal Street, Earlham Street and Shelton Street. Internally, the ground and mezzanine floors contain areas of historic interest however there is otherwise a modern internal fit out following the works in 2017. From the third to fifth floors, there is almost nothing of historic interest due to a fire which destroyed these floors in 1999.

There are no external works proposed through this application and therefore the areas of highest historic interest, i.e. the external elevations, are not affected through the proposed works.

The works proposed through this application have regard to the heritage sensitivities of the building. The majority of alterations are limited to the construction of new partitions in order to create meeting rooms, kitchens and tea points which are necessary conveniences to allow the office to function. The majority of partitions will be situated in areas that were previously subdivided with partitions that were removed as part of the consented scheme in 2017.

On the ground and mezzanine floors, the areas to survive the 1999 fire, the proposed partitions will be erected around the historic columns and timber-boarded ceilings which would be retained and exposed in the proposed meeting rooms. The alterations to the fourth and fifth floors, including the introduction of recording rooms and a new staircase, will be contained in an area rebuilt after the 1999 fire and which have modern floors and interiors of no significance.

It is therefore considered that the proposed works are entirely appropriate in the context of the significance of the building. The works are crucial in ensuring that the space can function as an office and provide Red Bull with the space required for the business to function successfully.

The proposals would cause no harm to the significance of the listed building or the Seven Dials Conservation Area, whilst they would preserve the special interest of the listed building and character and appearance of the Conservation Area in accordance with the statutory duties set out in Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

Listed building consent is sought for a programme of internal alterations in association with the refurbishment of Seven Dials Warehouse to enable Red Bull to occupy the premises as their head offices.

The proposals subject to this application will enable Red Bull to create the necessary meeting and recording spaces which it requires within the premises in a manner which is sympathetic to the statutory Grade II listing of the property.

The areas of highest significance within the building are the external elevations and the ground and mezzanine floors, given that the upper floors (3-5) were completely destroyed in a fire in 1999 and subsequently rebuilt. The proposed works are designed in a manner which respects the areas of highest significance within the building, through careful placement of partitioning. The works are fully reversible in the future, should a future tenant wish to remove the partitions.

The proposals therefore preserve the special interest of the listed building and character and appearance of the Seven Dials Conservation Area in accordance with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals are considered to be acceptable in heritage terms and we therefore request that listed building consent is granted.

Photographic Schedule

Ground Floor



Mezzanine Floor



Fourth Floor



Fifth Floor

