

Mr Dharmesh Bhindi
ADOVA
13 Radnor Walk Chelsea London
SW3 4BP

Application Ref: **2018/1760/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

18 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
51-53 Shelton Street
London
WC2H 9JU

Proposal:
Internal refurbishment of the ground and basement floors including the removal of partition walls.

Drawing Nos: Application forms, Location Plans, Design and Access Statement, PO1, PO2.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Application forms, Location Plans, Design and Access



Statement, PO1, PO2.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the approved drawings, the alterations to the front elevation and shopfront shown on drawing PO2 are not approved within this listed building consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 51-5 Shelton Street are two grade II listed buildings with shop fronts. The architect and date of construction is unknown. The buildings have been laterally converted. At ground and basement level the plan form is evident, although some historic fabric has been lost and unsympathetic partitions have been erected.

The ground and basement floors are currently leased by a sushi restaurant, however they are due to vacate the property. The proposals are to refit the restaurant and kitchen areas to suit the requirements of the new leaseholders.

The proposed plans show the removal of redundant furniture, none of which is historic, some modern partitions to the rear of the building at ground floor level are also reoriented.

The plans show some alteration to the front elevation, however there is not enough detail submitted for this to be assessed. A separate application for alterations to the shop front has been submitted and will be dealt with within that application. A condition has been added to this consent ensuring the alterations to the front elevation are not consented within this application.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest

of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

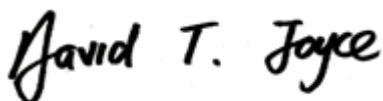
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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
Director of Regeneration and Planning