

KG/RL/P7144
2nd August 2018

Planning and Development
London Borough of Camden
2nd Floor, 5 Pancras Square
Town Hall, Judd Street
London
WC1H 9JE

Dear Sir/Madam,

2 SHORTS GARDENS (UNITS 6 & 7 THOMAS NEALS), 18 MONMOUTH STREET, 41 EARLHAM STREET (THOMAS NEALS), 65-67 MONMOUTH STREET, SEVEN DIALS, LONDON, WC2H

APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF EYE-BOLTS ON THE EXTERNAL FAÇADE OF THE BUILDINGS

PLANNING PORTAL REFERENCE: PP-07152552

On behalf of our client and the applicant, Shaftesbury Covent Garden Limited, we submit an application for listed building consent to allow the installation of 'eye-bolts' to the external façades of the above properties within the Seven Dials, London.

The following documents have been submitted as part of the application:

- Completed LBC Application Form, prepared by Rolfe Judd Planning
- Location Plan, prepared by Rolfe Judd Planning
- Existing and Proposed Plans, prepared by James Glancy Design LTD
- Anchor Details, prepared by James Glancy Design LTD

It is confirmed that no application fee is required in association with an application for listed building consent.

Site Description

The application properties are located within the shopping area of Seven Dials and surrounding Seven Dials (Covent Garden) Conservation Area, as identified by the submitted redline plan. The application properties are all in commercial and retail use at basement and ground floor level, with commercial or residential uses located on the upper floors.

The following buildings are all designated as Grade II Listed and described by Historic England as being:

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 1510

E katieg@rolfe-judd.co.uk

- 2 Shorts Gardens (Units 6 & 7 Thomas Neal's)
 - “Shop with accommodation over. Early C19. Stucco dressed brick with rusticated quoins. On corner of Seven Dials with 1 window and 3 window returns to Shorts Gardens and Earlham Street, some blank. Ground floor shop with broad pilasters (some tiled) carrying entablature with dentil cornice. Main entrance with pediment over. Shop windows and doorways altered. Recessed sash windows, most with original glazing bars. 1st floor window with segmental pedimented treatment. Treatment of 1st floor windows of returns, alternating between pediments and floral scrolls. Cornice and blocking course”.

- Thomas Neal's Centre, 41 Earlham Street:
 - “Includes: Nos.8-26 Shorts Gardens and Nos.29-43 The Crafts Centre Earlham Street. Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns. Nos 29-41 (odd) and Nos 8-26 (even) Shorts Gardens were listed on 10/03/88

- 18 Monmouth Street:
 - Row of 3 terraced houses with later shops. Late C17, altered C19. Multi-coloured stock brick with yellow patching. Brick band at 3rd floor level. Nos 16 & 18 with slate mansard roofs & dormers. 4 storeys, attics (to Nos 16 & 18) and cellars. 2 windows each. No.14 with mid C19 wooden shopfront with arched lights to shop window. Nos 16 & 18 with C20 reproductions of No.14. Gauged brick flat arches to recessed sash windows. Parapet. INTERIORS: not inspected.

- 65-67 Monmouth Street:
 - EXTERIOR: the shopfronts, rebuilt or restored by Farrell, have entrances set to the side, reflecting the historic convention, with part-glazed doors beneath overlights; fixed-light shop windows with robust chamfered glazing bars above offset panelled stall risers, restored rather than renewed, and have renewed fascias. All are unified by Farrell's number plates which are used throughout the Triangle. The upper floors of No. 65 are of red-brown brick with slightly recessed six over six pane sashes, taller on the first floor, and beneath segmental red brick arches. No. 67, in a lighter brick, similarly has recessed six over six pane sashes beneath shallow segmental arches. Painted on the brickwork, the facade advertises the trade of “B. Flegg/ Estd.1847/ Saddler & Harness Maker/ Large/ Stock /Of/ Secondhand Saddlery & Harness/ Horse/ Clothing/18”, with the name “B. FLEGG” applied diagonally to each side.

It is confirmed that the application relates solely to the external façade of each property and will not impact upon the identified heritage, as described by Historic England and the above statutory listed building descriptions.

Proposal

The applicant, Shaftesbury Covent Garden Limited, seeks listed building consent for the installation of M12 eye-bolts and a 100mm stainless steel to be inserted into the external façade of each building. This will include between one or two fixings per property as demonstrated on the proposed

drawings.

For further details, please refer to the submitted drawings indicating the location of each 'eye-bolt' and necessary anchor details, as prepared by James Glancy LTD. A separate method statement of the eyebolt installation has also been prepared and submitted to demonstrate that the works will be carefully undertaken and limiting any impact to the original fabric of the building.

Planning and Heritage Consideration

It is considered that the proposed listed building works to each of the identified properties are consistent with Camden's Local Plan and Planning Guidance.

Camden's Local Plan recognises the significance of the borough's architectural heritage, and particularly for its nationally listed buildings. The Council places great importance upon preserving and enhancing its historic environment. Local Plan Policy D2 (Heritage) states that the Council will permit development provided that it does not propose the loss of or substantial harm to an identified heritage asset. In order to maintain the character of its heritage assets (this includes listed buildings and conservation areas), the Council will require development to preserve or where possible, enhance the character of the area, including those which are Listed Buildings.

It is considered that the proposed eye-bolts are minimal in size and appearance. The bolts would not be seen at street level and therefore would not create any impact upon the appearance or architectural character of the listed buildings or surrounding conservation area. The stainless steel bolts will be painted black / brown thereby ensuring that the stainless steel does not become an anomaly on the facades of each building. It is therefore considered that the proposed development would be in accordance with the Council's heritage policy and would continue to preserve the significance of Camden's historic buildings.

Notwithstanding the above, the eye bolts can be easily removed at any point in the future without causing additional harm or damage to the listed buildings. Any holes will be carefully repaired with cement to match the existing mortar.

Summary

The proposed eye-bolts and stainless steel insert will not cause harm to setting or character of the listed building or the surrounding conservation area and it is therefore considered that the proposed works are in accordance with local plan policy guidance.

We trust you will find the submitted information 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 sincerely

Katie Gwilliam

For and on behalf of
Rolfe Judd Planning Limited