

Application ref: 2018/4110/L  
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Date: 15 October 2018

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**19 Mercer Street and 21 Shelton Street  
London  
WC2H 9QR**

Proposal: Erection of security gates at ground floor front entrance of existing flats at 21 Shelton Street and 19 Mercer Street.

Drawing Nos: Site location plan; COMYN CHING TRIANGLE\_19 SHELTON STREET ENTRANCE DOOR EXISTING\_18004\_sk 02; COMYN CHING TRIANGLE\_21 SHELTON STREET ENTRANCE DOOR PROPOSED GATES\_18004\_sk 03\_A; COMYN CHING TRIANGLE\_19 MERCER STREET ENTRANCE EXISTING\_18004\_sk 04; COMYN CHING TRIANGLE\_19 MERCER STREET ENTRANCE DOOR GATES\_18004\_sk 05\_A; Security gates at 21 Shelton Street and 19 Mercer Street Application Report dated 11/07/2018.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; COMYN CHING TRIANGLE\_19 SHELTON STREET ENTRANCE DOOR EXISTING\_18004\_sk 02; COMYN CHING TRIANGLE\_21 SHELTON STREET ENTRANCE DOOR PROPOSED GATES\_18004\_sk 03\_A; COMYN CHING TRIANGLE\_19 MERCER STREET ENTRANCE EXISTING\_18004\_sk 04; COMYN CHING TRIANGLE\_19 MERCER STREET ENTRANCE DOOR GATES\_18004\_sk 05\_A; Security gates at 21 Shelton Street and 19 Mercer Street Application Report dated 11/07/2018.

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 Reasons for granting permission:

The application site is a Grade II listed corner building, with no. 19 opening on Mercer Street and no. 21 on Shelton Street. Both properties have recessed entrances at ground floor level of 1m wide and 1m deep. The existing recess generates an acute issue of anti-social behaviour which has a negative contribution to the amenity of the occupiers, neighbouring ones and wider area.

The proposal includes installation of security gates for both entrances. The gates would fit within the recessed entrance, having a width of 800m which matches the width of the existing door, with a height of 2.1m. The design of the proposed gates has been carefully considered to reflect the architectural language of the properties and would preserve their appearance, and character of Seven Dials Conservation Area. The gates would include a laminated glass hinged screen behind the gate which would provide additional protection.

The proposal would result in a reversible minimum necessary intervention, considered to cause no harm to the character and significance of the listed host properties and conservation area under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two comments were received prior making this decision, which would be included in the Consultation Summary. The planning history of the site has

been taken into account when coming to this decision.

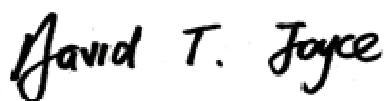
As such, the proposed development is in general accordance with policies D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 2 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.

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