

Application ref: 2018/4806/L
Contact: Colette Hatton
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Date: 30 October 2018

Development Management
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Daniel Watney LLP
165 Fleet Street London EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

42 Seven Dials Warehouse
Offices And Premises At Ground And Mezzanine Floors
Earlham Street
London
WC2H 9LJ

Proposal:

Discharge of Condition 4 of 2018/0845/L

Drawing Nos: Application form, covering letter, 1602-SevenDials-StaircaseGA-RevC.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The Seven Dials Warehouse is a grade II listed building within the Seven Dials conservation area. The building was constructed in the mid 19th century as an extension to the Combe and Co brewery. The architect of the building is not known. In 1999 a fire broke out and destroyed everything from the third floor upwards. These floors have been rebuilt, but very little historic fabric remains.

The application is related to the discharge of condition 4 of application 2018/0845/L granted on 24th April 2018. The condition reads as follows:

'Prior to the commencement of works, details of the staircase to be inserted between the fourth and fifth floors shall be submitted to and approved by the Council.'

Details of the staircase have been submitted. These show a steel framed staircase with open treads and a large degree of permeability. The materiality and design ensures the staircase is read as a temporary structure that is not original to the building, the permeability also retains the spacious character of the plan form.

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

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.

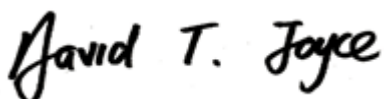
- 2 You are advised that all conditions relating to listed building consent granted on 24th April 2019 with reference 2018/0845/L which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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