

Application ref: 2018/6021/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 11 January 2019

Development Management
Regeneration and Planning
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Duck and Shed
25a Royal Crescent Mews
notting hill
W114SY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
14 Shorts Gardens
London
WC2H 9AU

Proposal:

Internal renovation to existing flat.
Drawing Nos: GA-01-B
DAS06.12.18
GA-03-B
GA-02-B
L-01-B
GA-04-B

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:
GA-01-B
DAS06.12.18
GA-03-B
GA-02-B
L-01-B
GA-04-B

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.

Informative(s):

- 1 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).
- 2 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.
- 3 Reason for granting listed building consent: 14 Shorts Gardens forms part of a Grade II listed mid-19th Century stock brick warehouse, which was probably originally a brewery. The building is Grade II listed and situated in the Seven Dials (Covent Garden) conservation area. The distinct layout around the Seven Dials is the legacy of an ambitious building plan devised by Thomas Neale, a speculator and Master of the Mint, at the end of the 17th Century. The application seeks to carry out minor internal renovations to the existing flat and install a bed deck. It follows pre-application submission reference 2018/5324/PRE.

It is noted from an internal site inspection that during the historic conversion of the building to apartments, the interior of the building was substantially altered and now has a floorplan that does not reflect the historic use of the building. The proposal to install a mezzanine/bed deck would not impact on the spatial quality of the host building. The proposed refurbishment would not result in the loss of historic fabric and would retain internal features of note, including the vaulted ceilings (which may be exposed), historic beams and pipework.

Overall it is considered that the works would serve to preserve the significance of the listed building, in compliance with Policy D2 of Camden's Local Plan.

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.

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

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