

RL/P7144
25 January 2019

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

Dear Sir/Madam,

14-18 MONMOUTH STREET, SEVEN DIALS, LONDON, WC2H 9HB

APPLICATION FOR LISTED BUILDING CONSENT FOR THE INSTALLATION OF 4NO. UPLIGHTERS AT FIRST FLOOR

PLANNING PORTAL REFERENCE: PP-07569989

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 4no. uplighters at first floor level to the front façade of 14-18 Monmouth Street.

In support of the application, the following documents and information have been submitted electronically online have been submitted as part of the application:

- Listed Building Consent Application Form - prepared by Rolfe Judd Planning
- Site Location Plan - prepared by Rolfe Judd Planning
- Existing and Proposed Drawings - prepared by Fresson & Tee

No application fee is required in association with an application for listed building consent.

Site Description

The application site is located on the western elevation of Monmouth Street, within the popular shopping destination of Seven Dials. The application building is in retail use at basement and ground floor levels and residential accommodation on the upper floors.

The building is Statutory Grade II Listed and located within the Seven Dials (Covent Garden) Conservation Area. Historic England describes the premises as follows:

“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

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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".

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

Relevant Planning History

Listed building consent was recently granted on 18th September 2018 for the "installation of eye bolts to the external facade of buildings 2 Shorts Gardens (Units 6 & 7 Thomas Neals); 18 Monmouth Street; 41 Earlham Street; and 65-67 Monmouth Street" (ref. 2018/3689/L).

Listed building consent was also granted on 19th October 2009 for "alterations in connection with the installation of three non-illuminated hanging signs to front elevation" (ref. 2009/4056/L_).

Proposal

The applicant, Shaftesbury Covent Garden Limited, seeks listed building consent for the installation of 4no. uplighters at first floor level across the front elevation at 14, 16 and 18 Monmouth Street.

The proposed uplighters will provide a subtle illumination to the existing upper parts of the façade to highlight the building's ornate and decorative features.

The proposed light fittings are simple and small in design, measuring approximately 99mm x 190mm x 125mm. The lights will be carefully affixed to the listed building using a small metal backplate and 4no. 55mm screws and masonry plugs. Where possible and appropriate the brackets will be positioned over the existing masonry joints to avoid new holes being formed within the existing brick work.

The proposed uplighter locations have been carefully chosen in between the existing windows. The lighting illumination will be concentrated on a narrow 15 degree beam so to avoid unnecessary light pollution or spillage.

For further details, please refer to the submitted drawings indicating the location of each 'uplighter' and necessary fixing details, as prepared by Fresson & Tee.

Planning and Heritage Consideration

It is considered that the proposed listed building works would not impact upon the building's historic fabric or setting and therefore is considered to be consistent with Camden's Local Plan and Planning Guidance as detailed below.

Camden's Local Plan recognises the significance of the borough's architectural heritage, and particularly for its nationally listed buildings. The Council place 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 uplighters are minimal in size and appearance. The uplighters, finished in dark grey, would not be readily visible from street level and be carefully positioned above each existing pilaster / cornice detail. As such would not create any impact upon the appearance or architectural character of the listed buildings or surrounding conservation area. 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 whilst highlighting its architectural features in the evening.

Notwithstanding the above, the uplighters 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.

Policy A1 of Camden's Local Plan seeks to protect the quality of life of occupiers and neighbours. Development proposals will be granted permission unless they cause unacceptable harm to amenity. In order to do this, the Council will seek to ensure that the amenity of occupiers and neighbours is protected, that development contributes towards strong and successful communities, and require mitigation measures where necessary. One of the factors that the Council consider is artificial lighting levels. The proposed uplighters are sensitively located, and only illuminate the intended area as required by Camden's guidance. It is therefore considered that the proposal will not affect or impact on the amenity of neighbours.

Conclusion

The proposed 4no. uplighters 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



For and on behalf of
Rolfe Judd Planning Limited