

Application ref: 2018/6180/L
Contact: Laura Hazelton
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Date: 13 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Mr Richard Collings
WATG
Boston House
36-38 Fitzroy Square
London
W1T 6EY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Seven Dials Warehouse
Earlham Street
London
WC2H 9LJ

Proposal:

Installation of 3 x AC units within the existing rooftop plant enclosure and internal works at 3rd floor including new partition walls to create meeting, pantry and storage rooms, alterations to fan coil units in suspended ceilings, new carpet and lighting.

Drawing Nos: A12-000, A12-100, A12-110, A12-120, A12-125, A12-140, A12-145, A12-200, A12-210 rev A, A12-300, ASK-013, Planning, Design & Access Statement dated 12/12/2018, Historic Building Report dated November 2018, Acoustic Consultancy Report reference 92309/3/1/2 dated 11/12/2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A12-000, A12-100, A12-110, A12-120, A12-125, A12-140, A12-145, A12-200, A12-210 rev A, A12-300, ASK-013, Planning, Design & Access Statement dated 12/12/2018, Historic Building Report dated November 2018, Acoustic Consultancy Report reference 92309/3/1/2 dated 11/12/2018.

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.

- 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 Reasons for granting listed building consent:

The proposals involve the installation of three new air conditioning units within the existing rooftop plant enclosure. The units would be similar in size and appearance to existing plant in this location and would not be visible from the surrounding streetscene or neighbouring buildings due to the existing plant enclosure. Existing service runs and risers would be utilised to ensure limited loss or impact to historic fabric. As such, the proposals would preserve the special character of the host listed building.

Internally, the proposals include the laying of new carpet flooring over the existing modern raised floor; new lighting to the existing drywall ceiling; relocation of fan coil units (FCUs) within the suspended ceiling; and the installation of new partition walls to create meeting rooms, pantry and storage rooms using stud, moveable and glazed partitions.

Following a fire in 1999, there is limited surviving historic fabric internally, particularly to the upper floors. As such, the building's historic and architectural significance is considered to derive predominantly from its external facades. Planning permission and listed building consent were granted in 2016 for extensive alterations and refurbishment, and as such, the current proposals would not result in a harmful loss of historic fabric or plan form, and are considered to preserve the building's significance and special historic and architectural interest.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

No comments have been received prior to the determination of the current

application. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 National Planning Policy Framework 2019.

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

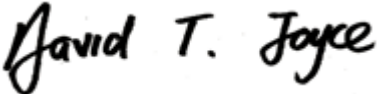
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning