

London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
London
WC1H 9JE

ben.posford@cbre.com

08 March 2019

Submitted via Planning Portal reference: PP-07344158

Dear Sir/Madam,

APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT

SEVEN DIALS WAREHOUSE, 42 EARLHAM STREET, LONDON, WC2H 9LA

CBRE Ltd is instructed by PEC Neale Ltd (hereafter referred to as 'the applicant') to submit a full planning application with listed building consent for the installation of a replacement door at the Seven Dials Warehouse, 42 Earlham Street, London, WC2H 9LA. This application has been submitted via Planning Portal (PP-07344158).

The application seeks consent for the removal of an existing door on the Earlham Street frontage and the replacement of this with a metal and glazed double-door with a new single-leaf glazed door and overlight (see below for further details). Whilst this is a replacement door, visually, the proposed door is similar to the door being removed.

The description of development is as follows:

"Replacement of existing door to the Seven Dials Community Club on the Earlham Street Elevation"

Accordingly, please find enclosed the following documentation to accompany this application submission:

- Application Form (prepared by CBRE dated 08 March 2019);
- Community Infrastructure Levy Form (prepared by CBRE dated 08 March 2019);
- Design and Access Statement (prepared by CBRE).
- Supporting Cover Letter (prepared by CBRE);
- Site Location Plan (prepared by GPAD)
- Existing and Proposed Plans, Elevations and Sections (prepared by GPAD);
- Proposed Door Details;
- Updated Heritage Report (Prepared by Donald Insall Associates);

The planning application has been submitted via the planning portal (reference PP-07344158), and the full planning application fee of £234.00 (plus £20.00 administration fee) has been paid via online payment.

The Site

The site is situated within the Seven Dials (Covent Garden) Conservation Area and is Grade II Listed. The site comprises a 5-storey unit which comprises a mix of retail, office and community uses.

The site is in a highly accessible location and is approximately 150 meters north of Covent Garden Underground Station. The immediate surrounding area comprises a mix of storey heights and commercial uses, with notable occupiers including Diesel, Cath Kidston and Schuh.

Application Background:

This application seeks approval for a new exterior door to be installed on the Earlham Street entrance which will enable access to the Seven Dials Community Club.

Our client's proposal follows the grant of planning permission (2017/1723/P) and Listed Building Consent (2017/1701/L) in June 2017. The approved description of development is as follows:

"Variation of Condition 3 (approved plans) of planning permission granted on 21/12/2016 (ref:2016/5939/P) for the creation of terrace at roof level; alterations to ground floor façade and fenestration; replacement of rooftop plant; and internal alterations and refurbishment".

As part of the approved applications, alterations to the site did not include provision of a new exterior door for the Seven Dials Community Club. However, following the grant of planning permission, our client now seeks to replace the existing door following damage to the door.

The proposed scheme, illustrated on the accompanying architectural drawings prepared by GPAD, comprises the replacement of the modern metal and glazed double-doors with a new single-leaf glazed door and overlight. The metal-frame will be finished in graphite black matt, which would match the colour of the adjacent doors that were inserted as part of the approved applications (RN: 2016/5939/P and RN: 2016/5972/L).

The proposal incorporates no alterations to the exterior brickwork of the building and has been designed sensitively to respect the heritage value of the site. The supporting Heritage Appraisal (prepared by Donald Insall Associates) concludes our client's proposal would enhance the overall appearance and significance of the listed building within its Conservation Area setting. This report has been updated to reflect our client's proposals.

CBRE Ltd looks forward to working with the London Borough of Camden during the planning application process and to receiving notification that the application is validated. If there are any comments or points of clarification relating to the application proposals, please contact either myself or my colleague, Laura Morris (laura.morris@cbre.com).

Yours sincerely,

B Posford

Ben Posford
Assistant Planner - London Planning for and on behalf of PEC Neale Ltd