

MR/P7416
17 April 2019

Planning and Development
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Dear Sir / Madam

42 MONMOUTH STREET, LONDON, WC2H 9EP

APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND RENOVATION WORKS TO THE EXISTING ONE BEDROOM FLAT ON THE SECOND AND THIRD FLOORS OF 42 MONMOUTH STREET

PLANNING PORTAL REF: PP-07792102

On behalf of our client Shaftesbury Covent Garden Ltd, we write in support of an application for listed building consent for various internal alterations and renovation works to the existing one bedroom flat located on the second and third floors of 42 Monmouth Street, London, WC2.

In support of the application and for the Councils consideration, the following documents have been submitted electronically online via the Planning Portal:

- Application Forms – prepared by Rolfe Judd Planning
- Site Location Plan – prepared by AR-DE Architects
- Design and Access Statement – prepared by AR-DE Architects
- Existing and Proposed Drawings – prepared by AR-DE Architects
- Historic Intervention Survey – prepared by AR-DE Architects

Accordingly, no application fee is required as part of an application for listed building consent.

Site Location and Existing Use

The site is located along the western side of Monmouth Street within Seven Dials. This application relates to the second and third floor levels of the four storey building at 42 Monmouth Street, which is currently in residential use as a one-bedroom flat (Class C3). All floors are accessed primarily from Monmouth Street.

The property is recognised as being Grade II Listed (list entry 1322123) and is located within Seven

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Dials (Covent Garden) Conservation Area. Historic England describes the building as follows:

“Terrace of 4 houses with later shops. c1792-3. Brown stock brick with slate mansard roofs and dormers. EXTERIOR: 3 storeys, attics and basements. 2 windows each. Nos 42 & 44 with late C19 wooden, pilastered shopfronts and panelled house doors with fanlights. Nos 42 and 48 C20 shopfronts. Gauged brick segmental arches to recessed 2 and 4-pane sashes on upper floors. Coped parapet. Rear elevations with wall stacks, 2 with angled flues and chimney surrounds; sashes with gate stops. INTERIORS: with closed string staircases having square section balusters, moulded handrails and simple Doric newels; top landing newels with extra Doric colonnette where handrails intersect. All with moulded wood architraves. No.42, alcove forming glazed china cabinet in front room...”

The Grade II listed 42 Monmouth Street was first listed in 1990. The buildings therefore form a listed terrace of 4 houses with late 19th century exteriors and 20th century shopfronts. 42 Monmouth Street specifically includes a listed alcove forming a glazed china cabinet in the front room.

The Seven Dials (Covent Garden) Conservation Area Statement adds that:

“Monmouth Street runs north to south through Seven Dials. It retains some 17th century; Nos.14,16,18,21,27,61-63, and 18th century buildings; Nos.35,37,39, 42- 50, 53-55, 57-59, 65-71. At the southern end is the Comyn Ching Triangle. The site was owned by Comyn Ching & Co (est.1723) an entirely British architectural ironmongers who retained a showroom at Nos.15-21 Shelton Street until July 1995. The ‘triangle’ which is bounded by Mercer Street, Shelton Street and Monmouth Street is a good example of the changing character and vitality of Covent Garden.”

The Conservation Area appraisal notes in relation to 42 Monmouth Street that it is among a number of other properties with a ‘shopfront of merit’, that contributes to the character of the area and are of townscape merit.

Relevant Planning History

Having reviewed the Council’s online planning database, there is no planning history associated with the second and third floors of the property. It is evident that the use of these floors for residential purposes has been a historic operation with limited refurbishment or internal works for over 30-40 years.

It is noted however that the Council granted listed building consent (reference LS9604162 and LS9704789) for minor internal works to the basement and ground floors, whilst the first floor has been subject to a number of applications for change of use.

Proposal

The proposals seek internal works to sensitively reconfigure and renovate the existing second and third floor residential property. The interior of the property is dated, and has been allowed to decay into a state where it is no longer fit for modern inhabitation. For the avoidance of doubt, no external works are proposed and the historic façade of the building will remain untouched. All alterations are internal and no historic features are to be removed. The historic ‘china cabinet’ mentioned in the property listing will be retained and its setting enhanced.

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The internal works can be summarised as follows:

- The careful removal of the modern stud wall on the second floor to restore the original plan form and allow the space to be used as a kitchen.
- The existing kitchen on the third floor will be converted into a bathroom with the original historic oven and fireplace retained.
- New access door provided at second floor level so that all rooms will be accessible from the main stair core and allow for improved fire escape routes;
- Various repairs and replacements to the detailing of interior floors, and fixtures and fittings;
- Replacement of blown / damaged plaster work through the premises where required.
- Removal of existing asbestos boarding and appropriate remedial works

Principally, the proposals seek to remove the modern stud wall on the second floor to allow the space to be used as kitchen. Minor changes will also allow all rooms to be accessible from the main stair core. Furthermore, a number of improvements are proposed to the dated interior to make it habitable by modern living requirements whilst retaining the existing historic fabric and character of the building.

Please refer to the submitted drawings and Design and Access Statement prepared by AR-DE Architects for further detailed information and photographs.

Policy Considerations

The proposed works are considered supportive of those national and local planning policies and supplementary planning guidance as outlined below.

Section 16 of the Listed Buildings and Conservation Areas Act 1990 (as amended) states that special attention should be given to the desirability of preserving the special interest of the listed building when granted consent.

National Planning Policy Framework (NPPF) Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence. In addition, they should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

NPPF Paragraph 192 states that the Council should, in determining applications, take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses. In addition, Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Local Plan Policy D2 (Heritage) states the Council will preserve and, where appropriate, enhance designated heritage assets and their settings, including conservation areas and listed buildings. Policy will seek to preserve or enhance the borough's listed buildings and resist proposals for alterations which would cause harm to the special architectural and historic interest of the building.

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The proposed works seek the renovation of and interior alterations to the second and third floor residential unit at 42 Monmouth Street. The existing residential unit has been largely unmaintained for over 30 years with a number of small modern interventions by the previous long-term tenant (such as accessibility aids). The majority of the works proposed, as demonstrated by the submitted drawings, comprise the removal of a modern stud wall / plaster work, minor access alterations so that all rooms can be accessed from the main stair core and the repair or improvement of materials and detailing of interior floors, windows, staircase and skirting. The current proposals do not put forward any alterations to the exterior of the building and the façade of the listed terraced housing would remain constant. Those original and historic features within the building, such as the listed cabinet at second floor and original fire place / stove at third floor would be retained and their setting would be enhanced. Against this context, the proposals would see only modest changes to the interior and is not considered to harm the significance of the listed premises or assets, with consideration to both national and local policy and those provisions within the 1990 Act.

In accordance with Local Plan policy, the proposed alterations will conserve the heritage asset and its original setting, and would not cause harm to any special architectural and historic interest of the building. All works are internal and therefore will not impact upon the established character or appearance of the Seven Dials (Covent Garden) Conservation Area.

Conclusion

This application seeks listed building consent for internal alterations and renovation of the second and third floor residential unit at 42 Monmouth Street. The proposed works would provide future tenants with an improved space from which to operate, whilst creating a property that is of high quality and desirable for future residential tenants. The proposals are entirely for internal works and are considered to be modest, with the exterior of the building remaining constant. Against the background, context and significance of the heritage asset, the works will not impact upon the special character or historic fabric of the building.

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 faithfully

Mark Rattue

For and on behalf of
Rolfe Judd Planning Limited