

Application ref: 2019/1320/L  
Contact: Colette Hatton  
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Date: 16 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Thomas Neal's Warehouse**  
**35 Earlham Street**  
**London**  
**WC2H 9LD**

Proposal:

Application for listed building consent for minor internal works relating to the internal refurbishment and fit-out of the existing basement and ground floor of Thomas Neal's Warehouse.

Drawing Nos: Application form, 4286\_ThomasNeals\_DA\_190306, 190301 - Thomas Neals - Internal Fit Out - Cover Letter, 4256-ST-02-099, 4256-ST-02-100, 4256-ST-01-499, 4256-ST-01-500, 4256-ST-01-112(2), 4256-ST-01-099, 4256-ST-01-100, 4256-ST-00-100, 4256-ST-00-200.

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: Application form, 4286\_ThomasNeals\_DA\_190306, 190301 - Thomas Neals - Internal Fit Out - Cover Letter, 4256-ST-02-099, 4256-ST-02-100, 4256-ST-01-499, 4256-ST-01-500, 4256-ST-01-112(2), 4256-ST-01-099, 4256-ST-01-100, 4256-ST-00-100, 4256-ST-00-200.

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.

- 4 Details of the stairs leading from ground floor to basement level within the void of the atrium space shall be submitted to and approved by the local authority prior to this part of the works commencing.

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 Thomas Neal's Warehouse, listed as the Craft Centre, is a grade II listed warehouse which was once likely to have been a brewery. It is set over three storeys and constructed from London stock bricks. Internally there are a series of brick barrel vaults supported by steel columns. The building has recently been cleared of old partitions and has been refurbished. The proposals are to reinsert partitions and services suited to the new occupier of the building.

At ground floor level the entrance leads to what is now to be known as 'Cucumber Alley'. It is a corridor with barrel vaulted ceilings and steel columns. It is proposed to insert a number of small market stalls in this part of the building. The stalls will be kept away from the ceiling, to ensure the barrel vaults are visible, and all services are hidden behind the stalls. The main body of the building is separated from Cucumber Alley by double doors. Various free standing kitchens are then inserted at this level. Servicing is mainly linked to existing services.

At basement level stalls and kitchens are located round the perimeter of the space. Some of the partitions are full height, obscuring the vaulted ceilings to some degree. This is regrettable but necessary for fire regulation. The toilets and servicing use existing pipes and services.

A new staircase will be fitted within the atrium space - details of the staircase will be requested within a condition.

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.

- 2 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).
- 3 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.
- 4 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.
- 5 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.
- 6 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, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer