

Application ref: 2019/2233/L  
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Date: 5 August 2019

**Development Management**  
Regeneration and Planning  
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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:

**57-59 Monmouth Street**  
**Seven Dials**  
**London**  
**WC2H 9DG**

Proposal:

Internal alterations.

Drawing Nos: Application form, 190426 - 57-59 Monmouth Street - Cover Letter,  
TheLocationPlan\_included\_in\_SiteandOtherPlans(1),  
DesignandAccessStatement\_included\_in\_Coveringletter(1), 57-59 Monmouth Street -  
Planning - 24510 - Existing and Proposed(1), 57-59 Monmouth Street - additional  
photos(2), 190716 - 57-59 Monmouth Street - Heritage Letter(2).

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, 190426 - 57-59 Monmouth Street - Cover Letter, TheLocationPlan\_included\_in\_SiteandOtherPlans(1), DesignandAccessStatement\_included\_in\_Coveringletter(1), 57-59 Monmouth Street - Planning - 24510 - Existing and Proposed(1), 57-59 Monmouth Street - additional photos(2), 190716 - 57-59 Monmouth Street - Heritage Letter(2).

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 Notwithstanding the approved drawings, the replacement staircase shall replicate the original Georgian staircase in location and design. Details of the replacement staircase shall be submitted to and approved by the Local Authority prior to any of the works beginning.

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 57 to 59 Monmouth Street are grade two listed buildings within the Seven Dials conservation area. They are listed in part due to their age as buildings constructed in the 18th and 19th century, and also due to their refurbishment and remodelling in 1983-85 by leading British architect Terry Farrell. They form part of Farrell's development of the Comyn Ching Triangle which has been praised for the unity between historic and post-modern architecture. The proposals involve the relocation of the staircase leading from ground to basement level at number 59 and the blocking up an opening between the two units at ground floor level.

The staircase is thought to have been added to the building during the Terry Farrell refurbishment. The detailing of the staircase is fairly generic and is typical of the period, it does not have any exceptional architectural or design qualities. The staircase is located in the front section of the shop which does not allow the unit to be optimally utilised and is currently a deterrent to potential occupiers.

The staircase has some limited historic and architectural value as a result of its association with the Terry Farrell development and as result, its removal would cause less than substantial harm to the building. However, as the detailing of the staircase is not exceptional and its position is less than desirable, the removal of the staircase is acceptable as long a heritage benefit can be

provided within the proposals. In this instance, the heritage benefit will be to reinstate the original Georgian staircase that was lost during the Terry Farrell development. A condition has been added to the consent ensuring the details of the new staircase are submitted and approved prior to the works going ahead.

The reinstatement of a section of the partition between the two units reinstates the Georgian plan form and will not affect or harm the significance of the building.

Historic England have been consulted and have acknowledged that some harm would be caused as a result of the removal of the staircase, however they are happy for the Council to determine the application. In this instance the Council have also acknowledged the harm caused by the proposals but have offset this harm by ensuring there is a direct heritage benefit associated with the application. The Secretary of State has authorised Historic England's response.

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



Daniel Pope  
Chief Planning Officer