

Application ref: 2019/1618/P  
Contact: Laura Hazelton  
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Date: 6 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Seven Dials Warehouse**  
**42 Earlham Street**  
**London**  
**WC2H 9LA**

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

Drawing Nos: 624-PL-01, 624-PL-02, 624-PL-03 rev A, 624-PL-04 rev A, 624-PL-05 rev A, 624-PL.06 rev A, 624-PL-07 rev A, 624-PL-08 rev A, 624-PL-09 rev B, 624-PL-10 rev B, Historic building report dated February 2019, Design and access statement received 25/03/2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 624-PL-01, 624-PL-02, 624-PL-03 rev A, 624-PL-04 rev A, 624-PL-05 rev A, 624-PL.06 rev A, 624-PL-07 rev A, 624-PL-08 rev A, 624-PL-09 rev B, 624-PL-10 rev B, Historic building report dated February 2019, Design and access statement received 25/03/2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission.

The proposals involve the removal of the existing entrance door to the Seven Dials Community Club and its replacement with a new glazed door with metal frame and glazing bars. The replacement is required due to damage to the existing door, and the proposed replacement would be more sympathetic to the existing fenestration (recently refurbished and approved under references 2017/1723/P and 2017/1701/L in June 2017).

The existing modern metal glazed door is not original and is not considered to be particularly sympathetic to the character and appearance of the host building, nor to contribute to the listed building's significance. As such, the Council does not object to its removal. The proposed replacement door would be glazed, with black metal frame and glazing bars, with more of an industrial appearance which would be more in keeping with the existing fenestration and the building's industrial heritage.

The proposals were revised at the Planning and Conservation Officers request as the original submission was not considered to be of sufficient quality or design, nor was it in keeping with the character of the building. Following receipt of revised drawings, the proposed replacement door is considered acceptable in terms of its materials, detailed design and colour, and would enhance the special character and significance of the listed building and this part of the Seven Dials Conservation Area.

Surrounding buildings are predominantly retail, restaurant and office use. Due to the location and nature of the proposals, they are not considered to cause harm to the amenity of neighbouring occupants in terms of daylight, privacy or outlook.

One comment has been received from the Covent Garden Community Association which has been duly considered prior to the determination of the application in the attached consultation summary.

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

The planning history of the site has been 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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 policies A1, D1 and 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 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 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, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer