

RL/P08158
15 June 2021

London Borough of Camden, 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sirs

27 Neal Street, London, WC2H 9PR

Application for listed building consent for 'tanking' works to the basement of 27 Neal Street.

Planning Portal Ref. PP-09915534

We write on behalf of our client and the applicant, Shaftesbury Covent Garden Limited, to submit an application for listed building consent for works to the basement at 27 Neal Street, London, WC2H.

This application has been submitted online via the Planning Portal and is accompanied by the following supporting documents:

- Planning Application Forms, *prepared by Rolfe Judd Planning*
- Photographic Schedule, *prepared by Fresson & Tee.*
- Site Location Plan, *prepared by Fresson & Tee;*
- Existing and Proposed Drawings, *prepared by Fresson & Tee;*

Accordingly, there is no statutory fee payable in relation to works for a listed building.

Site Description

The building comprises four storeys, with basement and ground floor in commercial use (Class E) and the upper floors in residential use (Class C3). The building is located within the Seven Dials (Covent Garden) Conservation Area and is statutory Grade II Listed. Historic England's listed building description states:

"Terraced house and shop. Probably late C18, restored early C19. Yellow stock brick. 4 storeys and basement. 2 windows. Wooden shopfront with pilasters carrying entablature flanked by consoles. Shop window and doorway altered. House doorway with fanlight and C20 door. Gauged brick flat arches to recessed sash windows, most with original glazing bars. INTERIORS: not inspected".

Architecture Planning Interiors

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No external alterations are proposed as part of this application – all works relate solely to internal basement. As demonstrated on the submitted photographic schedule, the entire basement has been stripped back over time and include no historic or original features of special architectural interest. The basement includes both modern single brick partition walls and staircase.

Relevant Planning History

Having searched the Council's online planning database, the following planning history deemed relevant to this application is summarised below:

- 2012/6131/L (Approved – 22nd January 2013)
 - Internal alterations at first, second, third and fourth floor levels to include installation of secondary glazing, new internal doors, and alterations to plan form and modern partitioning.
- 8770305 (Approved – 26th November 1987)
 - Removal of existing valley roof. Raising of party walls and rear wall in second hand London stocks. Formation of new storey with glazed ridge light in patent glazing and glazed timber framed front elevation with glazed double doors opening onto paved terrace. Mild steel balustrade set back from parapet.
- 8702036 (Approved – 26th November 1987)
 - Construction of new fourth floor for residential use comprising part reception room with glazed ridge light and part paved terrace
- 8602248 (Approved – 14th January 1987)
 - Installation of a new shopfront
- 25309 (Approved 28 February 1978)
 - Use of the ground floor and basement as a Tea and Sandwich Bar.

The planning history and detailed officer report (relating to application ref. 2012/6131/L) for the above planning applications has highlighted that the property has been subject to several alterations over the years, with much of the building's original floor plans and decorative features removed. This would be consistent with the condition of the existing commercial unit at basement and ground floor.

The Proposal

The ground and basement unit has recently been vacated by the former tenant. Following this break in the unit's occupation, the applicant seeks to undertake some remedial works prior to the new tenant taking occupation.

The existing basement unit has significant levels of damp and area of historic water ingress. As a result, surveyors Fresson & Tee alongside specialist consultants have recommended the 'tanking' of the basement (this being a specialist damp water proofing treatment) to prevent further water ingress and allow the safe / suitable accommodation of the basement level for future commercial tenants.

The term 'basement tanking' is the application of a membrane or coating to the inside or the outside of the structure. This stops water entering the habitable space of the property thus making the

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basement watertight. If left unchecked, continued damp and water ingress into the party walls could cause long term weaking of the walls and amount to more serious structural issues in the future.

The proposed works the basement are outlined on the proposed drawings and are summarised below:

- The careful removal of those existing modern structures in the basement to allow for the lining system to be properly installed – this includes the two brick partitions, the existing staircase and boarding to the flank wall of No. 25 Neal Street;
- Apply new Delta lining membrane system to all walls in basement;
- Apply new Sika render to pavement vaults (in basement);
- Form plasterboard sheeting fixed over the Delta lining system with skimmed finish;
- In part, cut out modern scree to floor to form drainage channel at wall junction circa 65mm deep with the walls. Install lining system over slab, lapped into channel, and reform screed over;
- Connect drainage perimeter to existing below ground drainage. If gravity drainage not possible (subject to on-site investigations), to excavate small central area (circa 500mm deep below floor slab) and form new sump pump; And
- Reinstate modern partition sections and toilet area for commercial tenants.

Please refer to the submitted drawings for further information.

Planning and Heritage Considerations

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard should be had to preserving listed buildings and its features of special architectural or historic interest.

Paragraph 189 of the NPPF states when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The heritage significance of the listed building is recognised in its external appearance and original façade. As previously described and demonstrated in the building's planning history, the interior has limited original fabric or existing historic merit.

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.

This application relates to works in the existing basement only. The basement is stripped of any original features as is evident in the submitted photographic schedule. The basement includes only modern single brick partitions, a modern staircase to ground floor and modern panelling / boxing out. The basement currently suffers from damp which prevents the safe and appropriate trading of the basement by commercial tenants. In addition, if left unchecked, the existing damp could give way to future structural issues.

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In order to remove the existing damp and allow the opportunity for the basement to be traded from by incoming tenants – the applicant seeks to apply a waterproofing treatment to the existing walls, commonly known as ‘tanking’. The tanking treatment would be carried out by specialist contractors and is shown in the proposed drawings.

Given that the works would not remove or alter any existing or original fabric of the building, it is considered that works would support Local Plan Policy D2 (Heritage). In accordance with S.16 of the Act, the proposals would therefore not impact upon the special architectural interest of the listed building but ensure its long term structural protection and improved trading of the commercial unit.

The proposal would therefore be compliant with both national and local policy by preserving and enhancing the listed building.

Summary

This application seeks listed building consent for works to the existing basement at 27 Neal Street. As demonstrated by the submitted drawings and as described in this letter, the proposed works would not cause harm to the special architectural and historic interest of the building but seek to preserve and enhance its operational use.

We trust that the submitted information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. Should you require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

Rupert Litherland

For and on behalf of
Rolfe Judd Planning Limited