

RL/P08188
30 June 2021

London Borough of Camden
Planning Department
Town Hall
Judd Street
London
WC1H 9JE

Dear Sirs

GROUND FLOOR UNIT, 33 EARLHAM STREET AND 8 SHORTS GARDENS, LONDON, WC2H 9LS

APPLICATION FOR LISTED BUILDING CONSENT FOR THE INTERNAL REFURBISHMENT OF THE EXISTING GROUND FLOOR COMMERCIAL UNIT.

PLANNING PORTAL REF: PP-09987787

We write on behalf of our client and the applicant, White Pine Forest Limited, to submit an application for listed building consent for the refurbishment of the existing commercial unit at 33 Earlham Street and 8 Shorts Gardens, London, WC2H 9LS.

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*
- Site Location Plan, *prepared by Fresson & Tee Architecture;*
- Existing and Proposed Drawings, *prepared by Retail Experience Design;*
- Photographic Schedule, *prepared by Rolfe Judd Planning.*

It is confirmed that not fee is application for a listed building application.

Site Location and Surrounding Area

This application relates to ground floor unit (Class E) at 33 Earlham Street and 8 Shorts Gardens, which forms part of the wider Thomas Neals Centre. The building has a mix of existing uses, with commercial uses (Class E) on the basement and ground floors and a mix of office (Class E) and residential (Class C3) on the upper first, second and third floor levels.

The property is Grade II Listed, forming part of the wider Thomas Neal's Centre (previously known as the Craft Centre) and is located within Seven Dials (Covent Garden) Conservation Area. Historic

Architecture Planning Interiors

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London Borough of Camden
June 2021

England describes the building as follows:

“Includes: Nos.8-26 SHORT’S GARDENS. Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns. Nos 29-41 (odd) and Nos 8-26 (even) Shorts Gardens were listed on 10/03/88”.

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

“Short’s Gardens has predominantly 19th century commercial buildings. The triangle bounded by Short’s Gardens, Earlham Street and Neal Street was converted in 1992 to a shopping development known as Thomas Neal’s. Entrances to the shops are mostly located internally to maintain the appearance of the original warehouse ground floor windows. The whole block is listed Grade II”.

Whilst the building is recognised as being listed and contributing to the wider setting and character of the conservation area, it has become apparent through current and past investigation works that much of the internal fabric (and indeed external on certain parts of the building) are non-original. Instead, much of the historic internal fabric has been removed and replaced with significant levels of engineering structure in the form of steels and concrete which related to the former 1990’s redevelopment scheme.

Please refer to the submitted photographic schedule which provide evidence of the existing internal finishes of the ground floor unit. The internal unit comprises of largely modern fixtures and finishes with modern dry lined plasterboard, brick slips and light block / timber stud work partitions. There is no known original features or fabric of architectural interest – except for some original brick work relating to the original load bearing walls.

Planning History

Those planning and listed building consent applications of relevance are note below for the Council’s consideration:

- Planning permission was granted on 16th February 1989 for “the refurbishment alteration, extension, and change of use to provide a mixed development comprising theatre, residential, retail, restaurant and business uses”. An associated listed building consent was also issued for works to the historic building (reference 8870111).
- Listed building consented was granted on 14th May 2001 for the “partial removal of internal walls between shop units 5, 7 and 8” (reference LSX0104042). This consent was partially implemented and the dividing wall between 33 Earlham Street and 8 Shorts Gardens was removed to provide its current layout / form.
- Permission was granted for comprehensive works to the Thomas Neal’s Centre on 5th June 2010 (reference 2010/2716/P and 2010/2742/L) for “internal and external works in association with use of shopping mall including Class A1 shop units and former ancillary

London Borough of Camden
June 2021

circulation space at basement and ground floor (including 80sq.m of additional floor space created by part infilling to atrium at ground floor) for Class A1 (retail) use, dual use of existing Class A3 kiosk for either Class A3 (café) use or Class A1 (retail) use, change of use of 18sq.m of Class A1 (retail) floor space to Class D1 (theatre use) and erection of solar panels to the inward facing roof slope adjacent to Shorts Gardens”.

The Proposal

The applicant, White Pine Forest Limited, are the incoming tenant to the existing commercial ground floor unit of 8 Shorts Gardens and 33 Earlam Street. The works seek the complete removal of the previous tenant interior and refurbishment of the unit to accommodate the new fixtures, fittings and decorative finishes.

In summary, the proposed works include:

- Strip-out of all modern fixtures and fittings (from previous tenant fitout) – including:
 - Meter cupboards;
 - All built in shelving units;
 - All modern wall cladding / finishes and stuck on brick slips;
 - Central dwarf nib wall;
 - Column cladding;
 - Modern plaster board wall with timber stud-wall structure;
 - Modern plaster from wall to expose brick work;
 - Remove plaster from column and expose existing structure.

- Refurbishment works:
 - New exposed electrical and plumbing services affixed externally to walls;
 - Install new skirting throughout unit;
 - Replace door Ironmongery to both entrances (8 Shorts Gardens / 33 Earlam Street);
 - New wall with reclaimed brick work.

All works will be sensitively completed to ensure any of the existing original fabric – notably the shopfronts and original loadbearing walls – are not impacted by the proposed refurbishment works.

Please refer to the submitted drawings for further details.

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.

London Borough of Camden
June 2021

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 – with much of the interiors stripped out and re-configured as part of the 1990's refurbishment scheme.

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.

The proposed internal works relate to the new fit-out and refurbishment of the existing commercial unit at ground floor. The works would remove much of the existing modern fixtures and fittings – stripping the unit back to the original (deemed to be a mixture of modern 1990's fabric and original) brick work and allowing a new fitout but incoming tenants, White Pine Forest.

Importantly, the proposed works would not impact upon, but preserve the appearance and character of the listed building. All works are internal and therefore would not impact upon the surrounding conservation area or external architectural interest of the building.

Conclusion

The proposed works are in association with the refurbishment of the internal ground floor unit. The proposals would not impact upon the original fabric of the building nor be publicly viewable and therefore will not have a detrimental impact on the existing character of the conservation area or architectural interest of the listed building.

We trust that the application along with 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