

Application ref: 2021/2940/L  
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Date: 28 July 2021

**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:

**33 Earlham Street  
London WC2H 9LS &  
8 Shorts Gardens  
London WC2H 9AU**

Proposal:

Installation of new acoustic louvred panels to existing roof level plant room, to facilitate installation of new plant equipment to plant room and associated ducting and roof cowls within central lightwell. Internal alterations to ground floor units including installation of air conditioning and associated ducting.

Drawing Nos: A-001-P1, A-100-P1, A-101-P1, A-102-P1, A-110-P1, A-200-P1, A-201-P1, A-202-P1, A-300-P1, A-301-P1, A-400-P1, A-401-P1

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 drawings:  
A-200-P1, A-201-P1, A-202-P1, A-300-P1, A-301-P1, A-400-P1, A-401-P1

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.

Informative(s):

- 1 Reasons for granting consent-

The installation of an air-condenser unit within the roof and the formation of louvres in the roof and pipework within the lightwell would not harm any features of architectural or historic interest on the Listed Building. The small fan coil units which will be sited on the ground floor would also not harm the architectural or historic merits of the Listed Building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer