

Application ref: 2021/2912/L  
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**Development Management**  
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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:  
**27 Neal Street**  
**London**  
**WC2H 9PR**

Proposal:

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

Drawing Nos: 210607 - 27 Neal Street - LBC Cover Letter, 24651-A-110-P1, 24651-A-001-P1, 24651-A-100-P1, 24651-A-200-P2.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required

by any condition(s) attached to this consent.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 210607 - 27 Neal Street - LBC Cover Letter, 24651-A-110-P1, 24651-A-001-P1, 24651-A-100-P1, 24651-A-200-P2.

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 27 Neal Street is a grade II listed building within the Seven Dials conservation area. The building was built in the late eighteenth century and restored in the early 19th century. It is set over four storeys with a basement with two windows to each floor. It is constructed from yellow stock bricks with a slate roof and timber shop front at ground floor level.

The basement is currently suffering from water ingress. The proposals are to install a delta membrane system to remove excess moisture. The system involves digging a small channel around the perimeter of the basement and the vaults and installing a pump and sump to remove water collected within the channels. The walls are then lined and plastered to ensure the internal walls are dry. The staircase and a partition, both of which are of modern construction, are removed during the course of the works and then replaced. This is to ensure the membrane system is implemented within the entirety of the internal space.

The proposed works will not harm the special interest of the grade-II-listed building.

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 2021 and the NPPF.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer