

Application ref: 2021/3745/L  
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**Development Management**  
Regeneration and Planning  
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Jon Lowe Heritage Ltd  
91 Wimpole Street  
London  
W1G 0EG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**22 Endell Street  
London  
WC2H 9HQ**

Proposal:

Insertion of partitions at basement, ground, first and second floor and insertion of new ceiling to basement room.

Drawing Nos: Heritage statement, site location plan, 36752 Fender 22 Endell St  
Planning package (36752-B-GA, 36752-B-RCP, 36752-00-GA, 36752-00-RCP, 36752-01-GA, 36752-01-RCP, 36752-02-GA, 36752-02-RCP, 36752-03-GA, 36752-03-RCP, 36752-ALL-E01)

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 plans:

Heritage statement, site location plan, 36752 Fender 22 Endell St Planning package (36752-B-GA, 36752-B-RCP, 36752-00-GA, 36752-00-RCP, 36752-01-GA, 36752-01-RCP, 36752-02-GA, 36752-02-RCP, 36752-03-GA, 36752-03-RCP, 36752-ALL-E01)

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 The site is a grade-II-listed former stained and painted glass workshop of 1859, making a positive contribution to the Seven Dials Conservation Area.

The applicant wishes to make minor and reversible partition alterations.

In the basement, it is proposed to install a tea point and a glazed partition, and replace a dropped ceiling with one of a different design.

On the ground floor, it is proposed to install a tea point and a large built-in cupboard.

On the ground floor, it is proposed to install a small glazed soundproof room.

On the second floor, it is proposed to install a full-width glazed partition and a wall-mounted bulkhead containing a projection screen.

The third floor is unaltered apart from new lighting.

The interior of the building is largely that of a modern office, so the alterations will not be harmful.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the 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.

- 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 2021.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer