

Application ref: 2021/3200/L
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Date: 2 September 2021

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

33 Earlham Street and 8 Shorts Gardens
London
WC2H 9AU

Proposal:

Application for listed building consent for the refurbishment of the existing ground floor commercial unit.

Drawing Nos: Site location plan, 210603 - 33 Earlham Street - Cover Letter, 670.03.00, 670.03.01, 210629 - 33 Earlham St and 8 Shorts Gardens - Photo Schedule.

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: Site location plan, 210603 - 33 Earlham Street - Cover Letter, 670.03.00, 670.03.01, 210629 - 33 Earlham St and 8 Shorts Gardens - Photo Schedule.

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.

- 4 All new servicing and furniture will be fixed to the building through mortar joints rather than the brick.

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 building, also known as the Craft Centre, is a former Warehouse built in the mid 19th century. It is built from London stock bricks, with three storeys and 19 bays to Earlham Street and two storeys to Shorts Gardens. The roof is slate.

The proposals are to strip out modern fixtures and fixings to the unit. Various elements are then inserted, including a new internal wall, surface mounted services - including lighting, and furniture components.

The alterations will not harm the special interest of the building as the interior is relatively simple with little decoration, furthermore any work is entirely reversible. A condition has been added to the consent ensuring any new fixings penetrate mortar joints rather than brickwork.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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.

- 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer