

Application ref: 2021/2474/L
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Tim Greatrex
25D Dunlace Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Upper St Martin's Lane
London
WC2H 9DL

Proposal:

Removal of 2 unused doors to shop front and replacement with stall risers and windows to match existing. Repair and remedial works to the shop front with new Farrow and Ball Pointing paint finish. Installation of 4 x new awnings to the shop front. Removal of existing staircase and replacement with new timber staircase. New tile flooring to ground floor and entrance steps. New resin floor to basement. Removal of existing WC's and relocation within the basement. New 700 x 700mm opening created in wall to provide service hatch. Drawing Nos: Design and Access Statement, 189 - TGA-XX-DR-A-001, 189-TGA-00-DR-A-0002, 189-TGA-RL-DR-A-0005, 189-TGA-B1-DR-A-0003, 189-TGA-ZZ-DR-A-0200, 189-TGA-ZZ-DR-A-0201, Marlesbury Awning by VAC - Brochure(2), 189-TGA-B1-A-DR-2000, 189-TGA-00-A-DR-2001, 189-TGA-ZZ-A-DR-2201, 189-TGA-ZZ-A-DR-2200, EIB_WH_7Dials_Signage_BladeSigns_AW(2).

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: Design and Access Statement, 189 - TGA-XX-DR-A-001, 189-TGA-00-DR-A-0002, 189-TGA-RL-DR-A-0005, 189-TGA-B1-DR-A-0003, 189-TGA-ZZ-DR-A-0200, 189-TGA-ZZ-DR-A-0201, Marlesbury Awning by VAC - Brochure(2), 189-TGA-B1-A-DR-2000, 189-TGA-00-A-DR-2001, 189-TGA-ZZ-A-DR-2201, 189-TGA-ZZ-A-DR-2200, EIB_WH_7Dials_Signage_BladeSigns_AW(2).

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 building is grade II listed and within the Seven Dials conservation area. The building occupies a corner site with elevations facing Upper St Martin's Lane and Tower Street. Constructed in the early 19th century, the building is set over four floors with an additional mansard roof. The ground floor has a timber shop frontage that has been altered, the upper floors are stock bricks with rusticated stucco dressings.

The proposals are to add awnings and new signage to the shopfront. The proposed awnings fit neatly at the top of the fascia boards and have a simple design. Awnings are a common feature in the surrounding streets and are in keeping with the character of the conservation area. The new signage includes cut out metal letters that are applied to the fascia board above the entrance, and one timber projecting sign. The signage is subtle and complements the host building.

Internal alterations include the installation of new flooring at ground and basement level. Where historic flooring exist, the new floor will 'float' above it to ensure the existing floor is not damaged. At basement level modern partitions are rearranged to create new W.Cs.

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, the CAAC initially objected to the proposals but this was later withdrawn. 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