

Application ref: 2021/4242/L  
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Date: 4 November 2021

**Development Management**  
Regeneration and Planning  
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Jason Maddocks  
51 Bridgman Road  
London  
W4 5BA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**36 Earlham Street  
London  
WC2H 9LH**

Proposal:

The insertion of a flue outlet in a light of the basement level sash window, a glazed screen in the rear section of the ground floor, lowering of the window opening (without a window) to the rear of the ground floor.

Drawing Nos: Location plan, design & access statement, 1, 2, 3, 4, 5,6 ,7 (drawings), listed building assessment

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:

Location plan, design & access statement, 1, 2, 3, 4, 5,6 ,7 (drawings), listed building assessment

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 If flagstones are discovered in the basement, they must be retained unaltered and all pipework run above them.

Reason: To safeguard the special interest of the listed building in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The site is an early-19th-century terraced house, now a shop, listed grade II and making a positive contribution to the Seven Dials Conservation Area.

The applicant wishes to remove the apron of a window aperture at the back of the shop, insert a glazed screen and install a water heating system in the basement, entailing the removal of a pane of glass in the area.

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 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.

- 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