

Application ref: 2022/0045/L  
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Date: 1 April 2022

**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:

**57-59 Monmouth Street  
Seven Dials  
London  
WC2H 9DG**

Proposal:

Application for listed building consent for the installation of an internal AC unit on the rear basement wall.

Drawing Nos: Site Location Plan , NS.020 - Existing Internal Elevation, NS.010 - Existing Floor Plan, NS.110 - Proposed Floor Plan, NS.120 - Proposed Internal Elevation, Covering Letter, Photo 7(2), Photo 1(2), JG79Y411H03\_01En(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: Site Location Plan , NS.020 - Existing Internal

Elevation, NS.010 - Existing Floor Plan, NS.110 - Proposed Floor Plan, NS.120 - Proposed Internal Elevation, Covering Letter, Photo 7(2), Photo 1(2), JG79Y411H03\_01En(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 57 to 59 Monmouth Street are grade two listed buildings within the Seven Dials conservation area. They are listed in part due to their age as buildings constructed in the 18th and 19th century, and also due to their refurbishment and remodelling in 1983-85 by leading British architect Terry Farrell. They form part of Farrell's development of the Comyn Ching Triangle which has been praised for the unity between historic and post-modern architecture.

The application seeks listed building consent for the installation of an AC fan unit to the internal rear basement wall. This requires the removal of the existing unit and the installation of new pipes following the existing ventilation route.

The current unit is not in good condition and is fairly unsightly, the removal is therefore welcome. The proposed AC fan will create a slightly neater and streamlined appearance and is generally considered to be an improvement.

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.

- 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