

Application ref: 2022/2699/L  
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Date: 6 September 2022

**Development Management**  
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CBRE  
Henrietta House  
London  
W1G 0NB  
United Kingdom

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**Seven Dials Warehouse**  
**42 Earlham Street**  
**London**  
**WC2H 9LA**

Proposal:

Minor alterations to the roof of the building to enlarge existing gutter outlets.

Drawing Nos: Seven Dials LBC Application Final Cover Letter, Seven Dials - Site Location (003),

280122-E-01-1a A, 280122-E-01-1b A, 280122-E-02-2a A, 280122-E-02-2a A,  
0170728-R-A A, 0170728-R-B A, 280122-E-02-2p A, 280122-E-02-2p A, 280122-E-01-  
1p A, 280122-E-01-1p A, 0170728-R-AP A, 0170728-R-BP A, SDWH.06 Seven Dials  
Warehouse June 2022\_Part1, SDWH.06 Seven Dials Warehouse June 2022\_Part2.

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:

Seven Dials LBC Application Final Cover Letter, Seven Dials - Site Location (003),  
280122-E-01-1a A, 280122-E-01-1b A, 280122-E-02-2a A, 280122-E-02-2a A,  
0170728-R-A A, 0170728-R-B A, 280122-E-02-2p A, 280122-E-02-2p A,  
280122-E-01-1p A, 280122-E-01-1p A, 0170728-R-AP A, 0170728-R-BP A,  
SDWH.06 Seven Dials Warehouse June 2022\_Part1, SDWH.06 Seven Dials  
Warehouse June 2022\_Part2.

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 42 Earlham Street is a grade II listed former brewery building with the Seven Dials conservation area. The building was built in the mid 19th century and occupies a narrow wedge shaped site that narrows to the east. It is set over five storeys and is constructed from yellow stock bricks with granite plinth, a granite impost band and brick cornice and parapet.

The proposals are to improve the guttering as during heavy rain storms there has been water ingress that over time will cause damage to the building.

The alterations include replacing the existing gutters with lead pipe gutters and enlarging the openings that penetrate the modern parapet wall and lead to the down pipes. The alterations will not harm the appearance of the listed building nor any fabric, but will ensure the building is protected during heavy rain fall.

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 positioned above the typed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer