

Application ref: 2022/4885/L
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Ms Sarah Gilbert
Basement Flat, 4 Swinton Street
LONDON
WC1X 9NX
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**4 Swinton Street
London
Camden
WC1X 9NX**

Proposal:

Retrospective consent is sought to remediate unconsented internal developments. Works include restoring of the ceiling plans at first and second floor level with the removal of upper level cupboards to ensuites, and a rooflight.

Drawing Nos: 4 Swinton Street_Design and Access Statement; 4 Swinton Street_Heritage Statement; Location Plan_PA00; 4 Swinton Street_Existing Plans; Proposed Plans_PA06-10, 12

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 completed within six months 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:

4 Swinton Street_Design and Access Statement; 4 Swinton Street_Heritage Statement; Location Plan_PA00; 4 Swinton Street_Existing Plans; Proposed Plans_PA06-10, 12

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 application building at 4 Swinton Street is one in a terrace of 12 houses was constructed c.1835-44 that are Grade II Listed on the National Heritage List for England (No. 1378955). The site is also located in the Bloomsbury Conservation Area.

The subject dwelling is end-of-terrace on the east side of Swinton Street, contrasted out of yellow stock brick with rusticated stucco ground floors. In 1985 lower ground floor level was converted into a self-contained flat (8501052, 8570185). The dwelling has since been converted to three self-contained units on the ground, first and second floor levels, with the associated alterations and additions to facilitate the holiday let use undertaken without Listed Building Consent.

Enforcement was notified of the unconsented works in August 2020 (EN20/0687) and the subject application seeks to retrospectively address the harm posed by the unlawfully established works; namely the addition of two ensuite shower rooms on the first and second floor, and the addition of two rooflights, which have posed harm to the historic fabric, original planform and traditional spatial character of the building.

To remediate the key areas of harm, the upper-level cupboards above the ensuites in the first and second floor bedrooms will be removed, the rooflight into the second floor living room will be hatched over externally, and the associated internal ceiling truncation will be removed. These works will restore the bedrooms ceiling plans so the original proportions of the rooms can be appreciated, introduce a more appropriate solid-to-void ration on the roof, and reinstate the flat ceiling plane to the living room.

The proposed works have therefore been assessed to adequately restore the historic spatial qualities and planform of the subject building.

The application has been advertised in the press and by means of a site notice, whereby there was one objection. The objection related to the proximity of the unconsented facilities to the party walls and associated noise from the occupational use as temporary holiday lets - the use as holiday lets has been investigated by Council with no breach found (EN20/0682), any associated noise concerns are not a planning consideration. Concern was also raised about potential construction noise which is subject to control under the Control of Pollution Act 1974.

- 2 In accordance with the Control of Pollution Act 1974 you must carry out any building works that can be heard at the boundary of the site only between 0800 and 1800 hours Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays and Public Holidays - <https://www.camden.gov.uk/noise#cnxb>. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 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.

5 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control in relation to the existing unauthorised works at the site should they not be remedied within 6 months of the date of this listed building consent being granted.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer