Camden

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

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48 Cartwright Gardens Limited
48 Cartwright Gardens
London
WC1H 9EL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Flat Basement And Ground Floor
Cartwright Gardens
London
Camden
WC1H 9EL

Proposal:
Demolition of existing lean-to single-glazed roof and replacement with insulated lean-to lead roof and ancillary work.

Drawing Nos: Location Plan; Design, Access, Heritage and Planning Statement; Proposed north elevation 01; Proposed rear western elevation 01, Proposed roof plan 01; Proposed and existing southern elevation 01; 48412-PCL-FP-00-DR-Y-00001 Rev P02; Proposed and existing southern elevation 01; 48412-PCL-SP-ZZ-DR-Y-00001 Rev P02; 48412-PCL-RP-R1-DR-Y-00001 Rev P02; 48412-PCL-EE-ZZ-DR-Y-00001 Rev P02; Proposed construction detail 01; 48412-PCL-FP-00-DR-Y-00001 Rev P02; 48412-PCL-EE-ZZ-DR-Y-00002 Rev P02

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, Heritage and Planning Statement; Proposed north elevation 01; Proposed rear western elevation 01, Proposed roof plan 01; Proposed and existing southern elevation 01; 48412-PCL-FP-00-DR-Y-00001 Rev P02; Proposed and existing southern elevation 01; 48412-PCL-SP-ZZ-DR-Y-00001 Rev P02; 48412-PCL-RP-R1-DR-Y-00001 Rev P02; 48412-PCL-EE-ZZ-DR-Y-00001 Rev P02; Proposed construction detail 01; 48412-PCL-FP-00-DR-Y-00001 Rev P02; 48412-PCL-EE-ZZ-DR-Y-00002 Rev P02

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   Reasons for granting permission/consent-

The application site is a Grade II listed building and located within the Bloomsbury conservation area. Most of properties within this terrace have been converted into hotels, however No. 48 has remained residential and subdivided into flats.

Listed building consent is sought for the replacement of the roof to the existing lean-to roof with a lead roof. The scope of the works is contained to the structure approved in 2004 and therefore would not impact the historic fabric of the dwelling.

The Council's conservation officer considers the alteration to be a material enhancement that will introduce a more traditional solid-to-void ratio. As such, the replacement is not considered to be detrimental to the character of the building or that of the wider conservation area.

The Bloomsbury CAAC was consulted and raised no objections.

Special attention has been paid 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 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 National Planning Policy Framework 2023.

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.

3   This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

4   All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden,gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under 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 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Daniel Pope
Chief Planning Officer