

Application ref: 2023/2772/P
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Date: 5 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

48 Cartwright Gardens Limited
48 Cartwright Gardens
London
WC1H 9EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Replacement roof to existing lower ground floor rear extension

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 permission subject to
the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of
three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 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: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

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.

Planning permission is sought for the demolition of the existing lean-to roof and replaced with an insulated lean-to lead roof. There would be no change to the pitch of the 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.

By virtue of the nature and scope of the works, there would be no additional impact on the amenities of neighbours.

No objection is raised by the Council's conservation officer who 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 regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the

conservation area, under s.66 and s.72 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 A1, D1 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer