

Application ref: 2023/0325/L
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Development Management
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DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

49-50 Cartwright Gardens
London
WC1H 9EL

Proposal:

Installation of new doors and partitions at all levels, cycle storage, new vents, and alterations to window on rear projection

Drawing Nos:

Site Location Plan CRSH-HMA-XX-ZZ-D-A-00000, CRSH-HMA-XX-ZZ-D-A-00401, CRSH-HMA-XX-ZZ-D-A-00402, CRSH-HMA-XX-ZZ-D-A-00403, CRSH-HMA-XX-ZZ-D-A-00302, CRSH-HMA-XX-ZZ-D-A-00301, CRSH-HMA-XX-ZZ-D-A-00003, CRSH-HMA-XX-ZZ-D-A-00002, CRSH-HMA-XX-ZZ-D-A-00001, CRSH-HMA-XX-ZZ-L-A-02001 P03, CRSH-HMA-XX-ZZ-L-A-02003 P02, CRSH-HMA-XX-00-D-A-70005 P03, CRSH-HMA-XX-00-D-A-70009 P03, CRSH-HMA-XX-01-D-A-70110 P03, CRSH-HMA-XX-03-D-A-70030 P03, CRSH-HMA-XX-03-D-A-70031 P03, CRSH-HMA-XX-ZZ-D-A-00311 P02, CRSH-HMA-XX-ZZ-D-A-00312 P02, CRSH-HMA-XX-ZZ-D-A-00411 P03, CRSH-HMA-XX-ZZ-D-A-00412 P03, CRSH-HMA-XX-ZZ-D-A-00413 P03, CRSH-HMA-XX-ZZ-D-A-00101 P03, CRSH-HMA-XX-ZZ-D-A-00102 P03, CRSH-HMA-XX-ZZ-D-A-00205 P03, CRSH-HMA-XX-ZZ-D-A-00103 P03, CRSH-HMA-XX-ZZ-D-A-00203 P04, CRSH-HMA-XX-ZZ-D-A-00204 P03, Design and Access Statement (Rev P2 July 2023), Heritage Appraisal Addendum (The Heritage Practice July 2023)

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 CRSH-HMA-XX-ZZ-D-A-00000, CRSH-HMA-XX-ZZ-D-A-00401, CRSH-HMA-XX-ZZ-D-A-00402, CRSH-HMA-XX-ZZ-D-A-00403, CRSH-HMA-XX-ZZ-D-A-00302, CRSH-HMA-XX-ZZ-D-A-00301, CRSH-HMA-XX-ZZ-D-A-00003, CRSH-HMA-XX-ZZ-D-A-00002, CRSH-HMA-XX-ZZ-D-A-00001, CRSH-HMA-XX-ZZ-L-A-02001 P03, CRSH-HMA-XX-ZZ-L-A-02003 P02, CRSH-HMA-XX-00-D-A-70005 P03, CRSH-HMA-XX-00-D-A-70009 P03, CRSH-HMA-XX-01-D-A-70110 P03, CRSH-HMA-XX-03-D-A-70030 P03, CRSH-HMA-XX-03-D-A-70031 P03, CRSH-HMA-XX-ZZ-D-A-00311 P02, CRSH-HMA-XX-ZZ-D-A-00312 P02, CRSH-HMA-XX-ZZ-D-A-00411 P03, CRSH-HMA-XX-ZZ-D-A-00412 P03, CRSH-HMA-XX-ZZ-D-A-00413 P03, CRSH-HMA-XX-ZZ-D-A-00101 P03, CRSH-HMA-XX-ZZ-D-A-00102 P03, CRSH-HMA-XX-ZZ-D-A-00205 P03, CRSH-HMA-XX-ZZ-D-A-00103 P03, CRSH-HMA-XX-ZZ-D-A-00203 P04, CRSH-HMA-XX-ZZ-D-A-00204 P03, Design and Access Statement (Rev P2 July 2023), Heritage Appraisal Addendum (The Heritage Practice July 2023)

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 Listed building consent is sought for various internal and external works in association with the change of use from the existing hotel to shared living accommodation, subject to planning application ref. 2023/0004/P. The application building is a pair of Grade II listed townhouses which form part of a terrace of 18 houses to form the southern half of a crescent. Originally constructed as a pair of houses, it has been in use as The Crescent Hotel prior to listing in 1974.

Internally, the proposal involves the installation of new doors, partitions and bathroom pods at all levels of the building. The scheme has been revised to reduce the number of new units and subdivisions, and to provide bathroom pod structures which are standalone and allow the rooms to be read in their historic form.

It is considered that proposed works offer significant improvements to the principal floors of the property, better revealing the original form and proportions of these spaces. Whilst the upper levels cause some harm to the layout, this is a space of lesser interest which has historically been altered in the past when the building was converted to a hotel. Overall, the special interest of the building is preserved, with the heritage benefits of the ground and first floor alterations offsetting the harm on the upper floor. A condition is attached to the planning permission securing further details of the new doors, bathroom partitions, pipework and grilles, and the new skirting and cornices.

Externally, the new vents, alterations to the window on the rear projection and the removal of existing pipework are considered to minor alterations that would not harm the special interest of the listed building.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting 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.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 2023.

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