

Application ref: 2024/0818/L
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Date: 8 May 2024

Development Management
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Patalab Architects
15 Garrett Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Sandwich Street
London
Camden
WC1H 9PL

Proposal:

Replacement of the main roof covering in natural slates (Spanish), replacement of lead roof hatch with small black rooflight, and like-for-like replacement of the rear flat roof covering. (Retrospective)

Drawing Nos: Location Plan; Design Statement; Schedule of Works; Heritage Statement.

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 Statement; Schedule of Works; Heritage Statement.

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 listed building consent (delegated):

This is a retrospective application for the restoration of the roof at 4 Sandwich Street, London, WC1H 9PL. The works included the replacement of the roof covering of the building down to the existing roof boarding, with new counter battens, breather felt, treated softwood battens, and natural slates. A small black rooflight was also introduced to replace an existing lead roof hatch. The rear flat roof was re-covered with like for like materials that comprised a high-performance built-up roof felting system with PIR insulation and incorporated vapour barrier.

Bloomsbury CAAC were consulted but no response was received.

The work is not considered to result in harm to the heritage asset.

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 2021 and the National Planning Policy Framework.

- 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 printed name and title.

Daniel Pope
Chief Planning Officer