

Mr Duncan Finch  
Avanti Architects  
361-373 City Road  
London EC1V 1AS

Application Ref: **2017/4736/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

30 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7-8 Sandwich Street**  
**London WC1H 9PL**

Proposal:

Removal of existing pvc rainwater pipe and hopperhead and installation of new cast iron ones on front elevation between both properties; creation of new access dormer on front roof of no.7 to enable safe access for maintenance of roof; installation of brass plaques beside both entrance doors.

Drawing Nos: Design, Heritage and Access Statement dated August 2017 by Avanti architects; 16032-PL-01, 02; location plan

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Design, Heritage and Access Statement dated August 2017 by Avanti architects; 16032-PL-01, 02; location plan

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

Informative(s):

- 1 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).
- 2 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 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 Reasons for granting permission.

The replacement of the PVC rainwater goods by relocated cast iron ones is acceptable and welcome for this listed building. The brass plaques are minor features and entirely appropriate to these buildings. The new lead-clad access dormer on the front roofslope is modestly scaled and discreetly located and designed; it is consistent with many similar dormers on other neighbouring listed terraced buildings in Sandwich and Leigh Streets. The features and dormer would not harm the character and appearance of the host listed buildings and the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and of preserving the listed building, its setting and its features of special architectural or historic interest, under s.72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

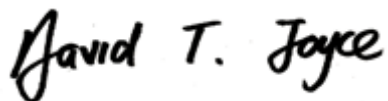
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning