

Application ref: 2020/3156/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: [Charlotte.Meynell@camden.gov.uk](mailto:Charlotte.Meynell@camden.gov.uk)  
Date: 11 May 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Crestfield Street  
London  
WC1H 8AT**

Proposal:

Alterations to rear garden to include replacement of 2 x rooflights to patio with 1 x rooflight and installation of ventilation hatch within new openable bench, to serve basement below; reinstatement of front vault openings and doors at basement level.

Drawing Nos: CS1.01-4000-3P0; CS1.01-1000-P1; CS1.01-1001-P1; CS1.01-1002-P1; CS1.01-1003-P1; CS1.01-1004-P1; CS1.01-1100-P1; CS1.01-1101-P1; CS1.01-1200-P0; CS1.01-1500-P1; CS1.01-1200-P2; (proposed) CS1.01-2000-P5; CS1.01-2001-P1; CS1.01-2002-P1; CS1.01-2003-P1; CS1.01-2004-P1; CS1.01-2100-P3; CS1.01-2101-P3; CS1.01-2200-P2; CS1.01-2500-P1; (demo) CS1.01-5000-P3; CS1.01-5001-P1; CS1.01-5002-P1; CS1.01-5003-P0; CS1.01-5004-P0; CS1.01-5101-P1; CS1.01-5500-P3; Design & Access Statement Rev 0 dated June 2020; Historic Building Report dated June 2020

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: CS1.01-4000-3P0; CS1.01-1000-P1; CS1.01-1001-P1; CS1.01-1002-P1; CS1.01-1003-P1; CS1.01-1004-P1; CS1.01-1100-P1; CS1.01-1101-P1; CS1.01-1200-P0; CS1.01-1500-P1; CS1.01-1200-P2; (proposed) CS1.01-2000-P5; CS1.01-2001-P1; CS1.01-2002-P1; CS1.01-2003-P1; CS1.01-2004-P1; CS1.01-2100-P3; CS1.01-2101-P3; CS1.01-2200-P2; CS1.01-2500-P1; (demo) CS1.01-5000-P3; CS1.01-5001-P1; CS1.01-5002-P1; CS1.01-5003-P0; CS1.01-5004-P0; CS1.01-5101-P1; CS1.01-5500-P3; Design & Access Statement Rev 0 dated June 2020; Historic Building Report dated June 2020.

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

#### Informatives:

- 1 Reasons for Granting:

The application building is grade II listed and is located within the Bloomsbury Conservation Area. Permission is sought to replace 2x existing rooflights on the rear ground level patio with 1x rooflight and to install a ground level ventilation hatch within a bench; and also to reinstate the front vault openings and external doors at lower ground floor level. The plans have been revised during the course of the application further to discussions with the Council's Conservation Officer; however, the changes all relate to the internal layout.

The proposal to replace the existing 2x rooflights on the rear patio with 1x larger rooflight is considered to be acceptable insofar as the replacement rooflight would also be flush with the ground, would not be visible in the public realm and would not detract from the character and appearance of the host building, its setting or the wider area. Similarly, the ventilation hatch within the bench is also considered to be acceptable as the bench would not be a prominent feature in the rear yard. These works to the rear would not harm the special architectural or historic interest of the building, or cause harm to the character and appearance of the Bloomsbury Conservation Area.

The proposals to reinstate the front vault openings and doors at lower ground floor level are also considered to be acceptable as these changes are in keeping with the original design of the building and are therefore welcomed in

heritage terms.

It is not considered that the proposals would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration, due to the nature of the works. Artificial lighting levels are not considered to be an issue due to the fact the new rooflight would replace 2x existing rooflights and would be flush with the ground, thereby minimising the impact on neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies 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 2019.

- 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](http://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 2019.

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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer