

Application ref: 2020/3607/L
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London Borough of Camden
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Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Crestfield Street
London
WC1H 8AT**

Proposal:

External 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; re-routing of rear pipework. Internal works including alterations to partitions, layout, fixtures and fittings, removal of plant and services, installation of underfloor heating system, reinstatement of chimney breasts and fireplace, all at basement level; reinstatement of fireplace at ground floor level; installation of new fitted cupboards and ceiling rose at first floor level; and alterations to bathrooms at first, second and third floor levels.

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 Listed Building Consent subject to the following conditions:

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: 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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10
 - b) Details of underground heating and reinstated flooring
 - c) Details of all new fireplaces
 - d) Details of new ceiling rose
 - e) Details of dry lining of front vaults

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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

Informatives:

- 1 Reasons for Granting:

The application building is grade II listed. Externally, listed building consent 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; to reinstate the front vault openings and doors at lower ground floor level; and to re-route rear pipework. Internally, consent is sought to alter the layout and fixtures and fittings, to remove plant and services, to install an underfloor heating system and to reinstate chimney breasts and fireplaces, all at lower ground floor level; to reinstate fireplaces at ground floor level; to install new fitted cupboards and a ceiling rose at first floor level; and to alter the bathrooms at first, second and third floor levels.

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 and would not harm the special architectural or historic interest of the host building. Similarly, the ventilation hatch within the bench is also considered to be acceptable as it would not be a prominent feature in the rear yard.

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. The proposals to re-route the rear pipework are also considered to be sensitive to the listed building.

Internally, the proposed works are considered to be acceptable following the submission of revised plans to address concerns raised by the Council's conservation officer. At lower ground floor level, the rear room would be restored to its original configuration which is welcomed, and the removal of partitions allows for an improved spatial quality. The relaying of the flooring is considered to be acceptable as the flagstones are not original. On this basis, the installation of underfloor heating at this level is also considered to be acceptable.

The reinstatement of chimney breasts and fireplaces throughout the building represents a direct heritage benefit, as does the reinstatement of a ceiling rose at first floor level in the front room. The proposed changes to the bathrooms (installation of new sanitaryware, tiled floors, timber wainscoting, relocation of fittings etc.) and the installation of fitted cupboards at first floor level are also considered to be acceptable as these changes would not affect the special architectural or historic interest of the host building.

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 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 policy 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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



Daniel Pope
Chief Planning Officer