

Application ref: 2021/2455/L
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Development Management
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Hugh Cullum Architects
61B Judd Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Sandwich Street
London
WC1H 9PL

Proposal:
Single storey rear infill extension at lower ground floor.
Drawing Nos: TQRQM21130113708251; SS009 - E100 (A); SS009 - E200 (A); SS009
- P100 (A); SS009 - P200 (A);

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:

TQRQM21130113708251; SS009 - E100 (A); SS009 - E200 (A); SS009 - P100

(A); SS009 - P200 (A);

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

The application building is a grade II listed Georgian townhouse dating from circa 1813-1824. It is the end house in a terrace of eight properties, each one four storeys in height sitting on a basement. Along the rear of the terrace at basement level there is a shallow, predominantly single storey extension which appears to have originally been built as garages but many have been incorporated back as an integral part of the house's living space.

It is proposed to remove a small recess on the rear elevation on the modern extension to create slightly larger bathroom. No historic fabric is lost by the proposal and the new bathroom shape better reflect the proportions of the closet wing that historic maps show was originally in this location.

The new bathroom window matches the appearance and materials of those of adjoining properties at this level and would clearly read as being part of a modern structure rather than on the original building.

The special interest of the listed building and the wider terrace is preserved by the proposed works.

Bloomsbury CAAC responded to the consultation but raised no objection to the proposals. The site's planning history and relevant appeal decisions were taken into account when coming to 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 Policy D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer