

Application ref: 2021/4890/L
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6th Floor, Queens House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Sandwich Street
London
WC1H 9PL

Proposal:

Conversion of garage to bedroom including replacement of two doors with windows at rear basement level and associated internal alterations at basement and ground floor level.

Drawing Nos: A-000-P2; A-100-P3; A-101-P2; A-102-P3; A-103-P2; A-104-P2; A-204-P5; A-205-P3; A-206-P5; A-207-P3; A-208-P3; A-209-P5; A-210-P1;

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:
A-000-P2; A-100-P3; A-101-P2; A-102-P3; A-103-P2; A-104-P2; A-204-P5; A-

205-P3; A-206-P5; A-207-P3; A-208-P3; A-209-P5; A-210-P1;

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.

- 4 The proposed black and white tiles to the front entrance steps hereby approved shall match as closely as possible the existing tiles found at 4 Sandwich Street in terms of their colour and surface finish.

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 was originally one house in a terrace of eight properties (2-9 Sandwich Street are all listed), 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 to an integral part of the house's living space.

This application involves only the ground floor and basement flat. Internally the fabric of the space is entirely modern with imitation features such as cornices and skirtings. The special interest of this space is largely derived from the general arrangement of a front and rear room with chimney breasts. This layout is largely maintained with some reversible partitioning in the basement which still allows the original form to be read. No historic fabric is lost by the proposal.

At basement level the modern garage door is removed and on the rear elevation two windows are introduced. The new windows are designed with similar proportions and appearance to those on the original building.

On the front entrance steps it is proposed to install black and white ceramic tiles to match those found on the rest of the terrace.

The proposals are considered acceptable and will preserve the special interest and appearance of the listed building and the wider terrace.

No objections have been received 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 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 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer