

Application ref: 2021/4070/P  
Contact: Alan Wito  
Tel: 020 7974 6392  
Email: Alan.Wito@camden.gov.uk  
Date: 27 April 2022

**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)

Fresson & Tee  
6th Floor, Queens House  
55-56 Lincoln's Inn Fields  
London  
WC2A 3LJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application 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

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 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 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: 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.

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 Reasons for granting planning permission-

The application building is a grade II listed Georgian townhouse dating from circa 1813-1824 and located in Bloomsbury Conservation Area. 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 as an integral part of the house's living space.

This application involves only the ground floor and basement flat. 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.

The proposals are considered acceptable and will preserve the special interest and appearance of the listed building, the character and appearance of Bloomsbury Conservation Area and the setting of the adjoining listed buildings.

Given the siting of the proposal to the rear of the house with no projection beyond existing building lines, the alteration would create no impact upon neighbouring light, privacy or outlook. Although the proposal would include new windows to the rear elevation, there are already windows to this elevation. Therefore, it is considered that there will be no further overlooking upon the surrounding area compared to the existing situation.

Whilst the proposals would result in the loss of one offstreet parking space, this is in accordance with Camden's overall policy of prioritising walking, cycling and public transport as a means of travel.

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 which is acceptable.

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 attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, and of preserving the setting of the adjoining listed buildings, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer