

Application ref: 2022/2836/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 22 February 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Donald Insall Associates
12 Devonshire St
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:

Installation of new CCTV cameras, external lighting and ventilation extracts to front and side elevations, and internal alterations including repairs to roof and new roof insulation, secondary glazing, mist system and lowered floor area to basement.

Drawing Nos: 207224/E/03 Rev. T2; 207224/M/01 Rev. T2; SK10 Rev T3; SK31 Rev T1; 1000 Revision 2; 1001 Revision 1; 1002 Revision 1; 1003 Revision 1; 1004 Revision 1; 1100 Revision 1; 1101 Revision 1; 1200 Revision 0; 2001 Revision 3; 2002 Revision 5; 2003 Revision 4; 2004 Revision 3; 2100 Revision 5; 2101 Revision 5; 2200 Revision 4; 4000 Revision 1; 5000 Revision 5; 5003 Revision 2; 5004 Revision 2; 5101 Revision 3; Lighting Schedule 25.08.2022 Rev-4; CS101-SH-6002-5C-3-ChimneypieceSchedule; Lower ground floor - Hydra Plan - 3880 bluelight; CS101-SH-6001-5C-2-WindowSchedule; 3014 Revision 0; Automist Smartscan Hydra; Bluelight - Automist hydra smartscan pre-installation guide; Air brick images Agent email dated 01/02/2023.

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:
207224/E/03 Rev. T2; 207224/M/01 Rev. T2; SK10 Rev T3; SK31 Rev T1; 1000 Revision 2; 1001 Revision 1; 1002 Revision 1; 1003 Revision 1; 1004 Revision 1; 1100 Revision 1; 1101 Revision 1; 1200 Revision 0; 2001 Revision 3; 2002 Revision 5; 2003 Revision 4; 2004 Revision 3; 2100 Revision 5; 2101 Revision 5; 2200 Revision 4; 4000 Revision 1; 5000 Revision 5; 5003 Revision 2; 5004 Revision 2; 5101 Revision 3; Lighting Schedule 25.08.2022 Rev-4; CS101-SH-6002-5C-3-ChimneypieceSchedule; Lower ground floor - Hydra Plan - 3880 bluelight; CS101-SH-6001-5C-2-WindowSchedule; 3014 Revision 0; Automist Smartscan Hydra; Bluelight - Automist hydra smartscan pre-installation guide; Air brick images Agent email dated 01/02/2023.

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 consent:

The proposed CCTV cameras would be located to the front and side elevations. They would have small dimensions and be white to match the existing render. They would not detract from the appearance of the host building.

New external lighting is proposed at basement level, within the front lightwell. The lights would have a traditional appearance and fit in with the character of the building.

Two new ventilation extracts are proposed at basement level, within the front lightwell, to serve the utility room and the toilet. These would have a modest size and be located sensitively. They would be covered with a metal grille which is appropriate in this context.

The roof is proposed to be repaired externally and insulated to improve thermal performance of the building. The roof repairs are proposed to be carried out on a like-for-like basis, matching adjacent work. The sensitive maintenance of the

roof will ensure its longevity and will protect other elements of the building. Internally, new plasterboard linings are proposed to replace modern, non-original plasterboard. Existing skirting and architraves will be reinstated.

The existing secondary glazing is poor quality and will be replaced. Additional information has been submitted to demonstrate that no original shutters or joinery would be harmed by the proposed secondary glazing, and therefore is acceptable.

The fire curtain system has been replaced by a mist system, proposed at lower ground floor level level. This would introduce smartscans, controllers and detectors within the fabric of the building. The proposed alterations are very minor, and they would not result in harm to the historic fabric.

The removal of the concrete step will rationalise the floor levels and will improve the appearance of the lower ground floor. The staircase is not original so the addition of a timber step will not alter the historic design intention of the staircase nor any historic fabric.

The boiler flue is moved from the external elevation of the building to the external elevation of the vault. It is located at lower ground floor level and will be less visible than the existing flue.

The proposed external alterations are considered subordinate and minor features which would not harm the character and appearance of the host building. The internal alterations similarly would not result in harm to the historic fabric, plan form and significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer