

Mr Daniel Frost  
Frost Architects  
Thornton House  
Thornton Road  
Wimbledon  
London SW19 4NG

Application Ref: **2012/3299/L**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

3 September 2012

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted**

Address:  
**12 Flitcroft Street**  
**London WC2H 8DJ**

Proposal:

Alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of new glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and internal alterations to include new wc's, internal lifts and stairs and alterations to partitioning.

Drawing Nos: Site Location Plan (Ref: 11070 01 Rev P0); (Prefix 11070/) 02 Rev P0; 10 Rev P1; 11 Rev P1; 13 Rev P1; 14 Rev P1; 16 Rev P1; 20 Rev P1; 30 Rev P0; 110 Rev P1; 111 Rev P2; 112 Rev P1; 113 Rev P1; 114 Rev P1; 116 Rev P1; 120 Rev P1; 130 Rev P1; 2 x coloured photographs showing indicative lighting layout; (Design and Access Statement by Frost Architects dated May 2012

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
  - a) Plan, elevation and section drawings of new internal stair.
  - b) Plan, elevation and section drawings of new glazed entrance door and screen at a scale of 1:10 with typical glazing bar details at 1:1.
  - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - d) Samples and/or manufacturer's details of new slates/tiles to the roof.
  - e) Brick sample for front elevation infill under new window.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14(Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework

Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

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