Mr Peter Short
Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

Application Ref: **2014/6682/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

9 December 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Basement Flat
11 Ampton Street
London
WC1X 0LT**

Proposal:
Internal and external alterations including replacement of front door, addition of security gate and replacement of rear French windows, and internal alterations including the installation of secondary glazing, all at basement level.

Drawing Nos: Site location plan; 6214-AS11-BF; 6214-AS11-E01; 6214-AS35-E08; 6214-AS11-P01; 6214-AS11-P08-BF; 6214-FAC-D01B; 6214-FAC-D02; design, access & heritage statement.

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.

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Ed Watson

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2   All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1   Reasons for granting listed building consent:

The position, materials, finish and detailed design of the proposed new front door and security gate, and replacement rear doors and windows are considered to be appropriate. There will be no loss of significant or historic fabric involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's elevations. The internal alterations to the plan form are minor in nature and not considered harmful to this aspect of the building's special interest. The slim framed secondary glazing is appropriately designed, positioned and affixed. The proposal is considered therefore to preserve the building's special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully

Ed Watson
Director of Culture & Environment