

Mr Christian McCashin
11 Upper Eden Road
Glenageary
Dublin
N/A Ireland

Application Ref: **2015/1466/L**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

13 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat C
16 Calthorpe Street
London
WC1X 0JS

Proposal: Reinstatement of the ceilings in two bedrooms at third floor level in connection with existing use as a flat (Class C3).

Drawing Nos: Site location plan, A1211-P001, A1520-P101, Design and Access Statement, Construction Method & Heritage Statement, Existing layout showing partial ground and first floors and second and third floors, Photographs showing front elevation and bedroom

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 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 drawings 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 proposed reinstatement of the internal ceilings at third floor level is considered to be appropriate on this occasion. Ideally the proposed ceilings should be of lath and plaster as they would have originally been. However, there is no record of the make-up of the ceilings at the time when the flat was purchased and the unauthorised removal of the ceilings may have been undertaken in 1995. The ceilings at that time may have been plasterboard as a result of the conversion of the building into flats. As such the proposed use of plasterboard on timber joist is considered to be acceptable. The reinstatement of the original ceiling form will re-establish the traditional room proportions. This is welcomed as it would result in recreating the historic domestic character of the building that is expected in a terraced house of this period (c1820-1826). Given that the works are all internal no amenity issues will arise as a result of the development.

Whilst the development will have some impact in terms of the proposed materials to be used in that the original ceiling would have been of lath and plaster and it is proposed to utilise plasterboard on timber joists. Given the history of the site and in the absence of evidence of the works that took place as a result of the conversion of the premises it is considered that the proposed materials are appropriate on this occasion.

The original plan form of the rooms will be reinstated and therefore considered that the proposal would enhance the architectural and historic interest of this grade II listed building. The proposed works are internal and there will be no undue harm to the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, and DP25 and of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.6 of the London Plan 2015 consolidation with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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