

JAMES GORST ARCHITECTS

Mr. Fergus Freeney

Camden Council Planning Department December 2nd 2015.

Application for non material amendment.

35, Lamb's Conduit Street, London WC1N 3NG.

Consent dated March 25 2014.

In late 2012 we wrote to Camden with reference to the conversion of 35 Lamb's Conduit Street from 5 x 1 bed-roomed flats back into it's original form as a five storey single occupation family house.

On January 18th 2013 Sally Shepherd (Camden Advice and Consultation Team) responded by e mail confirming that such a change would be acceptable as policy recognised the relatively low proportion of large dwellings in the Holborn and Covent Garden ward (see attached) .

Between this point and the submission of a planning application I decided for no good reason to create a self contained 1 bed-room flat in the basement. Accordingly the current consent reflects this and refers to a 1 bedroom basement flat with a three bedroom four storey house above.

During construction however, it became evident that it would not be possible to create access to a self-contained flat in the basement without passing through the main body of the family house. I also decided that I wanted to use the whole house for my own family use.

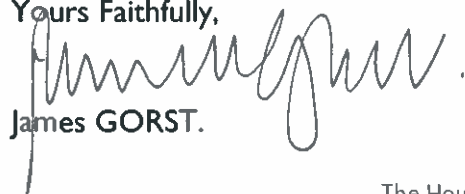
The attached floor plans (1000,1010,1020,1030,1040,1050) reflect the house as it has been converted. There are no changes to the rear elevations, front or back.

The house has now been re-rated by the Valuation Office for council tax purposes and is banded as a single family house (see attached council tax demand dated November 20, 2015 and print out from current Directgov Council Tax valuation list).

Naturally I am concerned that the planning and listed building consents that I have (see attached) reflect the current legal status of the property. I am very happy to arrange access should this be required.

I attach a cheque to the value of £28.00 made out to Camden Council.

Yours Faithfully,



James GORST.

The House of Detention, Clerkenwell Close
London EC1R 0AS

telephone: 020 7336 7140 | e-mail: info@jamesgorstarchitects.com | web: www.jamesgorstarchitects.com

Company Number: 4398990 | VAT Number: 796 2388 74

Subject: FW: Planning Enquiry (Ref. ENQ\00336) - 35 Lamb's Conduit Street

Date: Friday, 18 January 2013 18:16

From: Laura O Brien <laura@jamesgorstarchitects.com>

To: James Gorst <james@jamesgorstarchitects.com>

Hi James – good/positive news for Lambs Conduit St

Kind Regards,

Laura O Brien

Architectural Assistant

For and on behalf of
James Gorst Architects Ltd

The House of Detention
Clerkenwell Close
London
EC1R 0AS

t 020 7336 7140

f 020 7336 7150

e laura@jamesgorstarchitects.com

w www.jamesgorstarchitects.com

----- Forwarded Message

From: Planning <Planning@camden.gov.uk>

Date: Fri, 18 Jan 2013 16:11:22 +0000

To: "laura@jamesgorstarchitects.com" <laura@jamesgorstarchitects.com>

Subject: Re: Planning Enquiry (Ref. ENQ\00336) - 35 Lamb's Conduit Street

Hi Laura,

Following our conversation yesterday, I have asked my colleague to issue you with a refund of £55 in the form of a cheque.

As discussed, the relevant planning policy for the application would be Policy DP2 'making full use of Camden's capacity for housing' of Camden's Local Development Framework document Development Policies <<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies.en>> . This states that the Council will resist development that would involve the net loss of two or more residential units unless they create large homes in a part of the borough with a relatively low proportion of large dwellings. As stated, the Holborn and

Covent Garden ward is listed as one of the wards with a relatively low proportion of large dwellings and so this could be used as a justification for the application and in my opinion, the proposal would be policy compliant.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Kind regards,

Sally Shepherd
Planning Officer
Advice and Consultation Team
Planning and Regeneration
Culture and Environment Directorate
London Borough of Camden

Telephone: 0207 974 4672

Web: camden.gov.uk

6th Floor
Camden Town Hall
Judd Street
London WC1H 8ND

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Search the Council Tax valuation list

Search results

The following properties within **CAMDEN** local authority match your search. Select a property from the list to view further details.

Show results per page

Showing 1 - 20 of 42

Last updated on 23/11/2015

Address	Council Tax band	Improvement indicator	Local authority reference number
29A, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	G		5076341
29, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5076341
31A, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	G		5075372
33, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5087358
FLAT BST 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5099581
FLAT GND FLR 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5099583
HOUSE EXCLUDING BASEMENT 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5088250
FLAT 1ST FLR 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5099585
FLAT 2ND FLR 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5099584
FLAT 3RD FLR 35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	Deleted		5099582
35, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	H		5088250
MAIS BST & GND FLRS 37, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	F		5099810
FLAT 1ST FLR 37, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	F		5099808
FLAT 2ND FLR 37, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	F		5099807
FLAT 3RD FLR 37, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	F		5099809
FLAT 1ST FLR 39, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	E		5048360
MAIS 2ND & 3RD FLRS 39, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	G		5048359
FLAT 1ST FLR 41, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	C		5100415
FLAT 2ND FLR 41, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	D		5100414
FLAT 3RD FLR 41, LAMBS CONDUIT STREET, LONDON, WC1N 3NG	E		5120934

Key to the table

Council Tax band - this determines how much Council Tax you pay.

Council Tax and Business Rates Division

Camden Town Hall, Judd Street, London WC1H 8NH

Telephone: 020 7974 6470 - Lines open 8am to 5pm, Monday to Friday

Fax: 020 7974 6450

Central Minicom No. 020 7974 6866

Email: revenues@camden.gov.uk



Camden

Reminder

Data Protection Act 1998: We may share the information you give us with other council departments and other local or central agencies if the law allows this

Issue Date: 20/11/2015

Account Ref: 81441208

MS CHARITY CREWE GORST
and MR JAMES GORST
35 LAMB'S CONDUIT STREET
LONDON
WC1N 3NG

COUNCIL TAX REMINDER

Property Address:
35 LAMB'S CONDUIT STREET
LONDON

Our Records show that you are behind with your Council Tax instalments for the financial year 2015 and you owe £179.20.

This amount is now overdue and should reach us no later than 14 days from the date of this letter. It is important that you do not ignore this letter otherwise the next stage is to cancel the instalment arrangement and issue a summons. This could mean that you will have to pay the full Tax for the year of £891.20 plus costs of £95.00.

Please ensure that future payments reach us by the due dates to avoid losing the right to pay by instalments and the issue of a summons.

If you are having difficulty in paying, or have a query about the amount due please telephone or email us on the above contact details.

To avoid the worry of paying late why not pay by Direct Debit? You'll get a choice of paying on either the 7th, 15th, 21st or the last day of the month and we can set up your Direct Debit over the telephone. Just call us on 020 7974 6470.



9826 0054 1800 0081 4412 0806

Please see over the page for details of how to pay.

Mr Alex Doran
James Gorst Architects Ltd
House of Detention
Clerkenwell Close
London
EC1R 0AS

Application Ref: **2013/4271/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

25 March 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
35 Lamb's Conduit Street
London
WC1N 3NG

Proposal:
Conversion from 5x1bed flats to 2 (1x1bed & 1x3bed) flats, erection of single storey rear extension following demolition of existing extension, and associated internal and external alterations.

Drawing Nos: Site location plan; LCS_12 002; 003; 004A; 005; 006; 010; 011A; 012A; 013; 014; 015; 016; 017

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; LCS_12 002; 003; 004A; 005; 006; 010; 011A; 012A; 013; 014; 015; 016; 017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

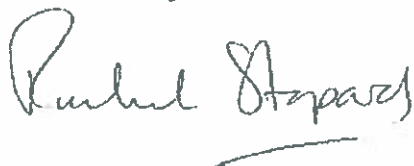
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.

- 3 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per m2 on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

Mr Alex Doran
James Gorst Architects Ltd
House of Detention
Clerkenwell Close
London
EC1R 0AS

Application Ref: **2013/7808/L**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

25 March 2014

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:
35 Lamb's Conduit Street
London
WC1N 3NG

Proposal:
Conversion from 5x1bed flats to 2 (1x1bed & 1x3bed) flats, erection of single storey rear extension following demolition of existing extension, and associated internal and external alterations.

Drawing Nos: Site location plan; LCS_12 002; 003; 004A; 005; 006; 010; 011A; 012A; 013; 014; 015; 016; 017

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 Any additional external pipework shall be of cast iron and black painted to match the original in terms of style, design and appearance.

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 Any internal alterations to block existing internal doors shall retain the original door and doorway in a locked position with the rear reversibly boarded up

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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

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

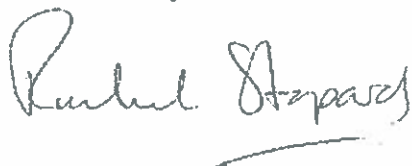
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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