

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

Application Ref: **2015/6793/L**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Ampton Street
London
WC1X 0LT

Proposal:

Internal alterations to lower maisonette including repair/renewal of mechanical and electrical systems and replacement bathroom and kitchen. External alterations to lower maisonette including replacement of front and rear doors at basement level, replacement rooflight and integrated satellite dish, television and radio aerials at rear roof level.

Drawing Nos: 6214-AS21-D&A Design, Access & Heritage Statement, 6214-AS21-BLOCKPLAN, 6214-AS21-OSmap, 6214-AS21-E01, 6214-AS21-E02, 6214-AS21-E03, 6214-AS21-E04, 6214-AS21-E05, 6214-AS21-E06, 6214-AS21-E08, 6214-AS21-P01, 6214-AS21-P02, 6214-AS21-P03, 6214-AS21-P04, 6214-AS21-P05, 6214-AS21-P06 and 6214-AS21-P08.

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 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.

- 3 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The refurbishment works including the interiors and upgrade of the internal kitchen and bathroom fittings, with consequent rationalisation of ducts and the proposed external works will not adversely affect the special interest of the listed building.

The proposed external works including replacement doors, rooflight and installation of satellite dish, tv and radio aerials are considered acceptable due to their location where they are not visible and therefore do not harm the appearance of the building.

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.

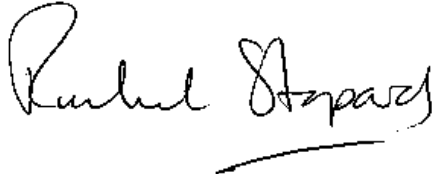
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment