

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

Application Ref: **2015/6750/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Upper Maisonette
47 Frederick Street
London
WC1X 0NB

Proposal:

Internal and external alterations to upper maisonette including replacement of existing dormer windows with timber double glazed casement windows and installation of integrated satellite, television & radio aerials at roof level.

Drawing Nos: 6214-FS47-P06, 6214-FS47-P05, 6214-FS47-P04, 6214-FS47-P03, 6214-FS47-P02, 6214-FS47-E06, 6214-FS47-E05, 6214-FS47-E04, 6214-FS47-E03, 6214-FS47-E02, 6214-FS47-OSmap, 6214-FS47-UM, 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.

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 proposed internal alterations are considered to be acceptable as they would not result in the loss of any original features or historic fabric. Furthermore, the proposed integrated reception aerial would be on the rear roof slope and remain largely unseen from street level, ensuring the special character of the listed building is retained.

The installation of replacement timber framed double glazed casement windows to the existing dormers is considered acceptable as this is a non-original feature and does not seek to replicate a sash window.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

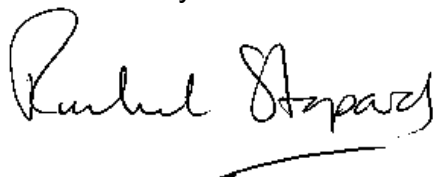
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.8 of the London Plan 2015, consolidated with alterations since 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment