

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

Application Ref: **2015/6784/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
31 Frederick Street
London
WC1X 0NF

Proposal:

Internal alterations to fabric and fittings on all floors and external alterations including including erection of timber fence on existing rear courtyard wall and installation of integrated satellite, television & radio aerial at rear roof level.

Drawing Nos: 6214-FS31-E06, 6214-FS31-P06, 6214-FS31-P05, 6214-FS31-P04, 6214-FS31-P03, 6214-FS31-P02, 6214-FS31-P01, 6214-FS31-E05, 6214-FS31-E04, 6214-FS31-E03, 6214-FS31-E02, 6214-FS31-E01, 6214-FS31-OS, 6214-FS31-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 and would not harm the special interest of the listed building.

The proposed integrated reception aerial would be concealed by the slope of the existing roof and remain largely unseen from street level, ensuring the special character and appearance of the building is retained. Furthermore, the proposed timber fence to the rear of the site is similar to the neighbouring fence at No.29 Frederick Street and does not harm the special interest of the host building.

No objections were received following statutory consultation. The site's 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 building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning

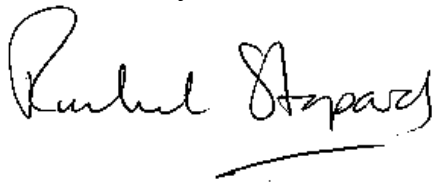
Policy Framework.

- 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).

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