

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

Application Ref: **2016/1799/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

23 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**31 Frederick Street
Camden
London
WC1X 0NF**

Proposal:

Installation of secondary glazing to sash windows at all floor levels

Drawing Nos: Proposed Secondary Glazing 6214-FAC-D01B; Proposed Secondary Glazing 6214-FAC-D02; Proposed Drawings 6214-FS31_P103, P104 & P105; Existing Drawings 6214-FS31_E03A, E04A & E05A ; Site Location Plan 6214-FS31; Design and Access/Heritage Statement by Project 5 Architecture

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 Reason for granting Listed Building Consent:

The proposals seek permission to install secondary glazing to 4no sash windows to reduce the levels of heat loss and traffic noise.

The works will not impact upon existing features of interest internally, are seen as temporary and reversible and as such will not harm the special interest of the building. Secondary glazing is not proposed to windows which retain historic shutters and shutter boxes.

No.31 is individually listed grade II and sits to the end of the listed terrace to the south east of Frederick Street. It dates to c1845-7 and is known to be possibly designed by William Cubitt. It is constructed of yellow stock brick with stucco at ground floor of three storeys with basement and attic floor. No 31 has a tripartite sash at ground floor and to the first floor has an enlarged opening with French doors and cast iron balcony.

Listed Building Consent and Full Planning Permission have been recently granted to carry out a number of internal and external alterations to the lower and upper maisonettes (2015/6784/L & 2015/5781/P).

No public consultation was necessary for this application and 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

and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

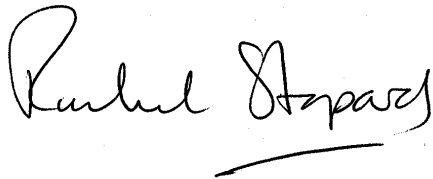
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 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, 5 Pancras Square, London, N1C 4AG, (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, 5 Pancras Square, London, N1C 4AG (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



Rachel Stopard
Director of Supporting Communities