

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

Application Ref: **2015/6756/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Frederick Street
London
WC1X 0ND

Proposal:

External alterations including replacement of glazed windows and doors to front and rear of the site at lower ground floor level and existing dormer at roof level and demolition of outbuilding to rear.

Drawing Nos: 6214-FS64-Block Plan, 6214-FS64-OSmap, 6214-FS64-E01, 6214-FS64-E02, 6214-FS64-E03, 6214-FS64-E04, 6214-FS64-E05, 6214-FS64-E06, 6214-FS64-E08, 6214-FS64-P06, 6214-FS64-P04A, 6214-FS64-P02A, 6214-FS64-P05A, 6214-FS64-P03A, 6214-FS64-D301, 6214-FS64-P01C, 6214-FS64-P08B, Design, Access and Heritage Statement.

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 6214-FS64-Block Plan, 6214-FS64-OSmap, 6214-FS64-E01, 6214-FS64-E02, 6214-FS64-E03, 6214-FS64-E04, 6214-FS64-E05, 6214-FS64-E06, 6214-FS64-E08, 6214-FS64-P06, 6214-FS64-P04A, 6214-FS64-P02A, 6214-FS64-P05A, 6214-FS64-P03A, 6214-FS64-D301, 6214-FS64-P01C, 6214-FS64-P08B, Design, Access and Heritage Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The demolition of the outbuildings to the rear of the property is considered acceptable as these are non-original features that do not contribute to the special interest of the building. The replacement of the windows and doors to the front and rear at basement level with timber, double glazed fixtures would not harm the special interest of the host building due to their limited visibility. Furthermore, the proposed timber fence to the rear of the site is appropriate in terms of its height and materials; it does not harm the special interest of the host building or the character and appearance of the surrounding conservation area.

The alterations would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

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, and of preserving or enhancing the conservation area, under s.66 and s.72 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

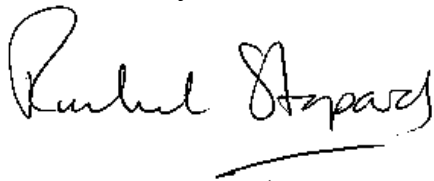
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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.

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