

Mr Anthony Walsh  
Landers & Associates  
1st Floor Front Rapier House  
40-46 Lamb's Conduit Street  
London  
WC1N 3LJ

Application Ref: **2016/3681/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

30 August 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 3**  
**37 Lamb's Conduit Street**  
**London**  
**WC1N 3NG**

Proposal: Installation of boiler flue and extract vent to the rear elevation and other internal alterations including replacement doors, floor finishes, bathroom fittings, replacement services and upgrading of sound insulation.

Drawing Nos: Location Plan; 16047/0216047/04 Rev A; 16047/03 Rev D; Design, Access & Heritage Statement Rev 1 produced by Landers and Associates, dated 16/08/2016.

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 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.

- 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Fully annotated elevation and section drawings at a scale of 1:10 showing all proposed interventions associated with structural repairs and strengthening of existing floor joists.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 All historic floorboards shall be retained in situ. Where required to be temporarily lifted to renew or install services they shall be gently lifted without the use of mechanical tools and shall not be cut or trimmed. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

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 The application site is a second floor flat within a Grade II listed terraced property. The proposals involve the replacement of modern kitchen and bathroom fittings and lighting fixtures, the blocking up of an internal door to the existing hot water cylinder, the installation of an external extract fan to the rear elevation, minor alterations to the drainage pipework to the rear elevation, and the relocation of the boiler and installation of a new boiler flue with output at roof level.

The extract fan is considered to be located in a relatively unobtrusive location, close to existing services. The changes to the soil vent pipe to the rear elevation are associated with the removal of redundant drainage pipework. The application proposals originally included the boiler flue projecting from the rear elevation, however this was subject to a revision to allow the flue to run between existing ceiling joists and out through the modern flat roof. While the proposals involve minor changes to the external envelope of the building, these have been kept to a minimum and are associated with works to meet Building Regulations requirements. The proposals are not considered to result in unacceptable harm to the special character of the Listed Building.

No objections have been received prior to making this decision. 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 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

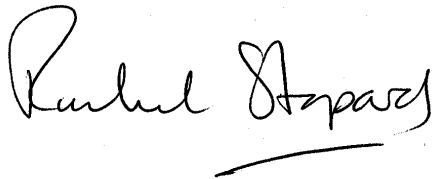
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, 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.

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  
Executive Director Supporting Communities