

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

Application Ref: **2016/0348/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

30 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
56 - 58 Frederick Street
London
WC1X 0ND

Proposal: Internal and external alterations including installation of new roof lights, replacement rear dormer windows and installation of integrated satellite dish, television and radio aerial at roof level.

Drawing Nos: 6214-FS56+58-BLOCK PLAN, 6214-FS56/58-OS, 6214-FS56+58-E02, 6214-FS56+58-E03, 6214-FS56+58-E04, 6214-FS56+58-E05, 6214-FS56+58-E06, 6214-FS56+58-E06, 6214-FS56+58-P03, 6214-FS56+58-P04, 6214-FS56+58-P05, 6214-FS56+58-P06, 6214-FS56+58-P02, 6214-FS56+58-D301.

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 The integrated satellite dish, television and radio aerial hereby permitted shall be painted black and maintained as such.

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.

Informative(s):

- 1 Reasons for granting listed building consent.

The replacement internal doors are considered to be acceptable as they would not result in the significant loss of original features or historic fabric and would not harm the special interest of the listed building.

The replacement dormer windows and new rooflights are considered to be acceptable due to their location and limited visibility from the public realm and therefore do not harm the appearance of the building.

Based on the above, the proposal is considered to preserve the building's special architectural and historic interest and would not result in the loss of original or historic fabric.

No objections and one comment was 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.

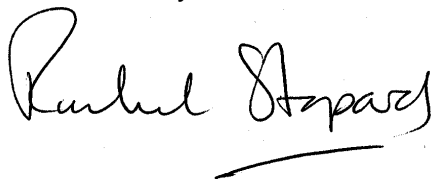
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the policies of the London Plan 2016 and 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
Executive Director Supporting Communities