

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

Application Ref: **2016/5982/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

13 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Frederick Street
London
WC1X 0NB

Proposal:
Remedial works to defective basement damp-proofing.
Drawing Nos: Design & access statement, OS map, 6214FS33E01B (plan exist),
6214FS33P201A (plan propo), block plan, 6214FACD200B (skirting section),
6214FACD222A (front window section), 6214FACD223A (rear window section)

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 Reason for granting listed building consent

The applicant wishes to install a 28mm-thick dry-lining system to the interior of the walls of a basement of a grade-II-listed terraced house to overcome damp problems. This would normally be considered unacceptable in a listed building for reasons of loss of character and features of the rooms. However, in this instance, the rooms have already been tanked with a hard render, which has in places failed. The alternatives are a) do nothing b) remove the hard render, with consequent damage to the bricks behind and c) install a moisture barrier. A plan to install much thicker insulated dry lining has been rejected. In view of the fact that the rooms contain little detail and have lost their original plaster, it has been decided that, in this instance, the least harmful alteration is to install the dry lining. Where the dry lining will abut window frames, these are to be extended, like for like, to retain the internal appearance of the rooms as far as possible, albeit the window reveals will be slightly enlarged and the rooms made slightly smaller.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-

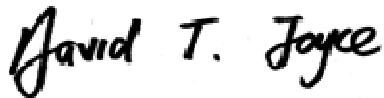
141 of the National Planning Policy Framework.

- 2 This permission relates only to the addition of a dry-lining system to the basement and the extension of the window frames as shown in the drawings. Any other element contained within the drawings is incidental and should not be deemed to gain permission by this consent.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities