

Mr. Peter Short

Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

Application Ref: **2016/6327/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

8 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

35 Frederick Street
London
WC1X 0NB

Proposal:

Renewal of kitchens & bathrooms and mechanical & electrical systems. Installation of secondary glazing and integrated reception system.

Drawing Nos: 6214-FS35 (OSmap), 6214-FS35 (Block Plan), 6214-FS35-E01 (existing basement), 6214-FS35-E02 (existing ground floor), 6214-FS35-E03 (existing first floor), 6214-FS35-E04 (existing second floor), 6214-FS35-E05 (existing third floor), 6214-FS35-E06 (existing roof plan), 6214-FS35-E08 (existing rear elevation), 6214-FS35-P01 (proposed basement), 6214-FS35-P02A (proposed ground floor), 6214-FS35-P03 (proposed first floor), 6214-FS35-P04 (proposed second floor), 6214-FS35-P05 (proposed third floor), 6214-FS35-P06 (proposed roof plan), 6214-FS35-P08 (proposed rear elevation), 6214-FS35-P09 (proposed TV aerial installation), 6214-FAC-D01B (secondary glazing), 6214-FAC-D02 (secondary glazing), 6214-FAC-D102 (security gate), 6214-FAC-D200B (damp-proofing system), 6214-FAC-D251 (dry-lining details), 6214-FS35-D&A (Design & Access 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 if in CA] 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-FS35 (OSmap), 6214-FS35 (Block Plan), 6214-FS35-E01 (existing basement), 6214-FS35-E02 (existing ground floor), 6214-FS35-E03 (existing first floor), 6214-FS35-E04 (existing second floor), 6214-FS35-E05 (existing third floor), 6214-FS35-E06 (existing roof plan), 6214-FS35-E08 (existing rear elevation), 6214-FS35-P01 (proposed basement), 6214-FS35-P02A (proposed ground floor), 6214-FS35-P03 (proposed first floor), 6214-FS35-P04 (proposed second floor), 6214-FS35-P05 (proposed third floor), 6214-FS35-P06 (proposed roof plan), 6214-FS35-P08 (proposed rear elevation), 6214-FS35-P09 (proposed TV aerial installation), 6214-FAC-D01B (secondary glazing), 6214-FAC-D02 (secondary glazing), 6214-FAC-D102 (security gate), 6214-FAC-D200B (damp-proofing system), 6214-FAC-D251 (dry-lining details), 6214-FS35-D&A (Design & Access Statement)

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

Informative(s):

- 1 Reason for granting planning permission

The site is a four-storey terraced house of around 1830 by Cubitt situated in the Bloomsbury Conservation Area, now converted into flats and listed grade II.

It is proposed to install secondary glazing, dry lining in the basement, a security gate under the bridge over the area, and a new back door and to replace a 1980s dormer window.

The proposed works will not harm the character and appearance of the conservation area, the setting of listed buildings or neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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.66 and 72 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.

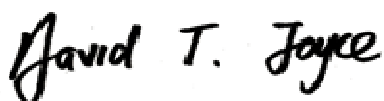
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 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 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning

