

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

Application Ref: **2016/6309/P**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

27 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**38 Frederick Street**  
**London**  
**WC1X 0ND**

Proposal:

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

Drawing Nos: 6214-FS36+38-OSmap), 6214-FS36+38-Block Plan), 6214-FS36+38-E01 (existing basement), 6214-FS36+38-E02 (existing ground floor), 6214-FS36+38-E03 (existing first floor), 6214-FS36+38-E04 (existing second floor), 6214-FS36+38-E05 (existing third floor), 6214-FS36+38-E06 (existing roof plan), 6214-FS36+38-E08 (existing rear elevation), 6214-FS36+38-P01 LM (proposed basement), 6214-FS36+38-P02 LM (proposed ground floor), 6214-FS36+38-P03 1FF (proposed first floor), 6214-FS36+38-P04 (proposed second floor), 6214-FS36+38-P05 (proposed third floor), 6214-FS36+38-P06 (proposed roof plan), 6214-FS36+38-P08 (proposed rear elevation), 6214-FS36+38-P09 (proposed TV aerial installation), 6214-FAC-D01B (secondary glazing), 6214-FAC-D02 (secondary glazing), 6214-FAC-D200B (damp-proofing system), 6214-FAC-D254 (dry-lining details), 6214-FS38-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-FS36+38-OSmap), 6214-FS36+38-Block Plan), 6214-FS36+38-E01 (existing basement), 6214-FS36+38-E02 (existing ground floor), 6214-FS36+38-E03 (existing first floor), 6214-FS36+38-E04 (existing second floor), 6214-FS36+38-E05 (existing third floor), 6214-FS36+38-E06 (existing roof plan), 6214-FS36+38-E08 (existing rear elevation), 6214-FS36+38-P01 LM (proposed basement), 6214-FS36+38-P02 LM (proposed ground floor), 6214-FS36+38-P03 1FF (proposed first floor), 6214-FS36+38-P04 (proposed second floor), 6214-FS36+38-P05 (proposed third floor), 6214-FS36+38-P06 (proposed roof plan), 6214-FS36+38-P08 (proposed rear elevation), 6214-FS36+38-P09 (proposed TV aerial installation), 6214-FAC-D01B (secondary glazing), 6214-FAC-D02 (secondary glazing), 6214-FAC-D200B (damp-proofing system), 6214-FAC-D254 (dry-lining details), 6214-FS38-D&A (Design & Access Statement)

Reason:

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

Informative(s):

- 1 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).
- 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], 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website

[http://www.camden.gov.uk/ccm/content/contacts/council-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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 Reasons for granting planning permission:

The application relates to a C1820 terraced townhouse, designed by Cubitt, listed grade II and situated in the Bloomsbury Conservation Area.

The applicant proposes to upgrade the interiors, including installing new kitchens and secondary glazing. Windows and some exterior doors will be replaced if beyond repair. The basement walls are to be dry lined. The surviving historic interior features will be retained.

The proposed works will not harm the setting of listed buildings, the character and appearance of the conservation area, 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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.

### 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this

CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

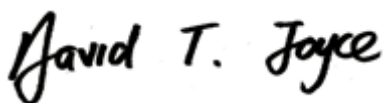
- 5 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination 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

