

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

Application Ref: **2016/7132/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

27 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 application relates to a C1820 terraced townhouse, designed by Cubitt and listed grade II.

The applicant proposes to upgrade the interiors, including installing new kitchens and secondary glazing. Windows and rooflights 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 special interest of the grade-II-listed building.

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.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, 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.

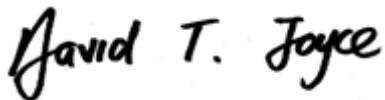
The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination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

- 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.

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