

Mr Gideon Purser  
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London  
E1 6LY

Application Ref: **2017/0936/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

20 April 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**51 Sidmouth Street**  
**London**  
**WC1H 8JX**

Proposal: Replacement of front doors at ground and basement levels; installation of lightwell access stair; installation of window bars to basement windows within front lightwell and to the side elevation; replacement of non-original metal railings; replacement of path tiles with a chequerboard pattern; and full internal refurbishment including the installation of new doors, cornices and skirting.

Drawing Nos: Site Location Plan 0354-A-0010-00; 0345-A: -0100-00, 1000-02, -1100-02, -1200-03, 1400-01, -1401-00, -1402-00; Design, Access & Heritage Statement prepared by Chris Dyson Architects; Plaster Moulding Schedule; Timber Moulding Schedule.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including 1:20 section drawings of the proposed new access stair within the front lightwell

b) Details including a sample of materials for replacement chequerboard path tiles

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 The design of the proposed new railings and finials shall match exactly the design and profile of the existing historic railings.

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 Reasons for granting listed building consent.

51 Sidmouth Street is four storey terraced house original built 1807-1818, listed as a group with at Grade II with nos. 53 and 55. The property has been subject to extensive internal alterations, having been completely rebuilt behind the retained front façade following wartime bomb damage.

The proposals involve internal refurbishment works and reinstatement of traditional detailing, the relocation of a partition wall between the existing hallway and front room at ground floor level, replacement of modern doors with traditional panelled doors, the replacement of the existing concrete floor slab at basement level, the replacement of the front door with a more appropriate timber panelled door, the replacement of the front path tiles with a chequerboard pattern to match the adjacent building and the reinstatement of an access stair within the lightwell.

The installation of a new lightwell access stair, using the existing gateway within the railings, is considered to be acceptable. The replacement of the non-original front door, railings and path tiles are considered to be of an appropriate design and materials and would enhance the character of the building. The installation of cast iron security bars to the basement window within the front lightwell and side elevation is considered to be justified for security reasons. As no historic fabric remains within the building, the minor internal reconfiguration and restoration works are considered to be acceptable. Details of the proposed replacement internal doors and external front door have been provided and are considered to be of an appropriate late-Regency style design. The relocation of the partition wall will enable the exposure of the fanlight above the front door and restore the original proportions of the corridor. The proposals are considered to preserve the special interest of the listed building.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

2 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

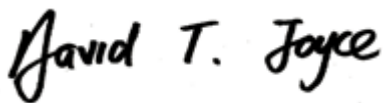
have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

- 3 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).
- 4 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.
- 5 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 Noise and Licensing Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website <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.

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