

Mr R Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London SW8 1NZ

Application Ref: **2017/3680/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

4 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
11-13 Shelton Street
London
WC2H 9JN

Proposal:

Part-reconfiguration and refurbishment of the existing residential flat.

Drawing Nos: 23675-OS1 Location Plan; RL/P6679 11-13 Shelton Street - Cover Letter dated 26 June 2017; Existing & Proposed Plans - 23674-F01C; Proposed internal detailing 23674-PC01; 170412 - 11-13 Shelton Street - Design Heritage and Access Statement; 23674-F04 Photo 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 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 D2 of the London Borough of Camden Local Plan 2017.

- 3 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 D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

This application relates to the 2nd floor (Flat 1) of No.11-13 Shelton Street which is a part of the grade II listed 'No's 11 & 13'; a pair of terraced houses dating to the 18th century and re-fronted in the early to mid-19th century and remodelled by the Terry Farrell Partnership 1983-5 apart of the wider regeneration of the Ching Court Triangle. Built from brick and finished in a stucco render with an exposed red-brown rear stock brick elevation. The terrace is of three storeys with attic and a shopfront to the ground floor.

The proposals are internal only and include removal of modern partition walls which form the hallway, kitchen and bedroom; blocking up of one doorway and insertion of a new partition and door to create an open kitchen/living room and separate bedroom. The works would not impact upon existing historic features, do not involve loss of historic fabric, are seen as reversible and as such will not harm the special interest of the building.

No public consultation was necessary for this application and the site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since

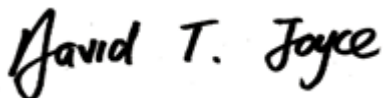
2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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 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

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

David Joyce
Director of Regeneration and Planning