

Mr Matthew Springett
MSA Ltd.
70 Hatton Garden
London
EC1N 8JT

Application Ref: **2017/3890/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

25 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 2
8 Windmill Street
LONDON
W1T 2JE**

Proposal:

Internal alterations and repairs to existing flat to improve safety. Replacement of non-original doors, alterations to flooring to make level and upgrading of fire detection system.

Drawing Nos: 178-A07-170822-Door schedule; 178-100 Site Location Plan; 178-703 Proposed internal doors; 178-702 Proposed Details - kitchen vent and window balustrade; 178-701 Proposed Window Balustrade detail; 178-201 Existing and Proposed Second and Third Floor Plans; 178-200 Rev A Existing and Proposed Ground and First Floor Plans

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 development hereby permitted shall be carried out in accordance with the following approved plans:

178-A07-170822-Door schedule; 178-100 Site Location Plan; 178-703 Proposed internal doors; 178-702 Proposed Details - kitchen vent and window balustrade; 178-701 Proposed Window Balustrade detail; 178-201 Existing and Proposed Second and Third Floor Plans; 178-200 Rev A Existing and Proposed Ground and First Floor Plans

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent (Delegated):

The site is a one of a pair of grade II listed terraced houses which date to the late 18th century and constructed from yellow stock brick with red brick dressings. Each building has a 2 window range and is of four storeys; they have shopfronts at ground floor level and the upper floors have been converted in to residential units. Flat 2 in no.8 sits at second and third floor level.

The proposed works include the replacement of non-original doors, installation of small glazed fall restraints to windows, the installation of a small vent to the rear façade behind the existing rainwater pipe and fire alarm system upgrade. The application has been amended following onsite advice and works to level the floor have been removed. The works do not involve the loss of fabric or are not considered to impact upon the character or spatial qualities of the interior. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No public consultation was necessary.

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.

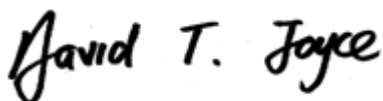
As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 For avoidance of doubt, this approval does not include works to level the floors.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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