

Peter Goulde
APT Architecture & Design
69 Messina Avenue
London
NW6 4LG

Application Ref: **2017/3939/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

3 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Great Ormond Street
London
WC1N 3RA**

Proposal:

Internal and external alterations to lower ground and ground floor maisonette, including new staircase and gate in front lightwell and new window on ground floor rear elevation.

Drawing Nos: 131-PA-001, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 015A, 016A, 017A, 018A, 019A, 020A, 021A, 030A; Design and Access Statement 131-P-000A dated May 2017 by APT

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: 131-PA-001, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 015A, 016A, 017A, 018A, 019A, 020A, 021A, 030A; Design and Access Statement 131-P-000A dated May 2017 by APT.

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 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 Camden Local Plan 2017.

- 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) Typical details of the new gate and staircase to the front lightwell at a scale of 1:10 including materials, finish and method of fixing;
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1. This should include details of the door to be sealed in room g01;
 - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1;
 - d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.
- 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 D2 of the Camden Local Plan 2017.

- 5 Prior to the commencement of works, a method statement of any proposed damp proofing to the pavement vaults and the basement shall be submitted to and approved in writing by the Council before works are commenced. 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 D2 of the Camden Local Plan 2017.

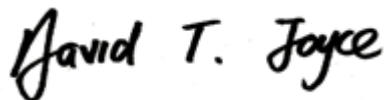
Informative(s):

- 1 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning