

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

Application Ref: **2017/5931/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

28 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Frederick Street
London
WC1X 0ND

Proposal:

Refurbishment, repairs & alterations to existing flat and maisonette including renewal of kitchens & bathrooms and mechanical & electrical systems. Installation of sound reducing flooring underlay and associated hardwood thresholds. Installation of secondary glazing and integrated reception system. Installation of fire detection system (control panel & smoke detectors) to communal areas.

Drawing Nos: 6214-FS16-OSmap, 6214-FS16-Block Plan, 6214-FS16-E01 existing basement, 6214-FS16-E02 existing ground floor, 6214-FS16-E03 existing first floor, 6214-FS16-E04 existing second floor, 6214-FS16-E05 existing third floor, 6214-FS16-E06 existing roof plan, 6214-FS16-P01 proposed basement, 6214-FS16-P02 proposed ground floor, 6214-FS16-P03 proposed first floor, 6214-FS16-P04 proposed second floor, 6214-FS16-P05 proposed third floor, 6214-FS16-P06 proposed roof plan, 6214-FS16-P09 proposed TV aerial installation, 6214-FS16-F02 proposed finishes ground floor, 6214-FS16-F03 proposed finishes first floor, 6214-FAC-D01B secondary glazing, 6214-FAC-D02 secondary glazing, 6214-FAC-D102 security gate, 6214-FAC-D200B damp-proofing system, 6214-FAC-D204 flooring/hardwood threshold details, 6214-FAC-D267 dry-lining details, 6214-FS16-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 The development hereby permitted shall be carried out in accordance with the following approved plans: 6214-FS16-OSmap, 6214-FS16-Block Plan, 6214-FS16-E01 existing basement, 6214-FS16-E02 existing ground floor, 6214-FS16-E03 existing first floor, 6214-FS16-E04 existing second floor, 6214-FS16-E05 existing third floor, 6214-FS16-E06 existing roof plan, 6214-FS16-P01 proposed basement, 6214-FS16-P02 proposed ground floor, 6214-FS16-P03 proposed first floor, 6214-FS16-P04 proposed second floor, 6214-FS16-P05 proposed third floor, 6214-FS16-P06 proposed roof plan, 6214-FS16-P09 proposed TV aerial installation, 6214-FS16-F02 proposed finishes ground floor, 6214-FS16-F03 proposed finishes first floor, 6214-FAC-D01B secondary glazing, 6214-FAC-D02 secondary glazing, 6214-FAC-D102 security gate, 6214-FAC-D200B damp-proofing system, 6214-FAC-D204 flooring/hardwood threshold details, 6214-FAC-D267 dry-lining details, 6214-FS16-D&A Design & Access Statement

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:

The site is a grade-II-listed terraced townhouse of the early 19th century by Cubitt, now converted to flats. and situated in the Bloomsbury Conservation Area.

The applicant proposes secondary glazing in non principal rooms, new basement and first floor fitted kitchen on old hook-ups, intumescent paint on panelled doors, replacement of non-original fire doors with new timber fire doors, soundproofing material to be laid over floors (with timber thresholds scribed around door linings, skirtings,etc), drylining of party wall in the attic and in basement, replacement of existing modern dormer window, fire alarm control box to be installed in the hall,

conservation roof lights to replace existing on roof, replacement timber exterior door to basement and metal gate and a fire mister in the basement.

No notching or drilling of joists and underfloor structures is consented. Existing service runs must be used. Where lime plaster is disturbed, it is to be repaired using like-for-like lime plaster. If not carried out according to the method statement submitted with this application, the installation of smoke detectors and the alarm system will require additional consent.

In flats that are vacant and awaiting refurbishment, it is agreed that a breakglass and a control box at ground floor level and one detector/alarm ceiling device on each level of the common hall are acceptable. In each flat a ceiling device will be installed in the hall on each level. These devices will be mains powered by installing wiring via the floors above. Existing holes and notches in joists shall be used and no additional drilling or notching of joists is permitted. Where wiring is chased into lime plastered walls, they shall be made good using lime plaster. No visible conduit or surface-mounted wiring is permitted.

In flats that have already been decorated, it is agreed that a breakglass and a control box at ground floor level and a detector/alarm ceiling device on each level of the common hall are acceptable. In each flat a ceiling device may be installed in the hall on each level. These devices are to be battery powered. No visible conduit or surface-mounted wiring is permitted.

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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

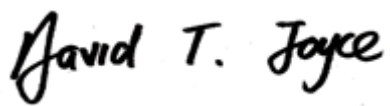
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, 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

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