

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

Application Ref: **2017/5440/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

8 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Ampton Street
LONDON
WC1X 0LX

Proposal:

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

Drawing Nos: 6214-AS20 (OSmap) 6214-AS20-LM (Block Plan) 6214-AS20-E01 (existing basement floor) 6214-AS20-E02 (existing ground floor) 6214-AS20-E08 (existing rear elevation) 6214-AS20-P01 (proposed basement floor) 6214-AS20-P02 (proposed ground floor) 6214-AS20-P08 (proposed rear elevation) 6214-AS20-F02 (proposed finishes ground floor) 6214-FAC-D01B (secondary glazing) 6214-FAC-D02 (secondary glazing) 6214-FAC-D200B (damp-proofing system) 6214-FAC-D204 (flooring/hardwood threshold details) 6214-FAC-D259 (dry-lining details) 14073_SK00_Notes (Structural Engineer Notes) 14073_SK02 (Structural Engineer Drawing) 6214-AS20-D&A (Design & Access Statement)

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 6214-AS20 (OSmap) 6214-AS20-LM (Block Plan) 6214-AS20-E01 (existing basement floor) 6214-AS20-E02 (existing ground floor) 6214-AS20-E08 (existing rear elevation) 6214-AS20-P01 (proposed basement floor) 6214-AS20-P02 (proposed ground floor) 6214-AS20-P08 (proposed rear elevation) 6214-AS20-F02 (proposed finishes ground floor) 6214-FAC-D01B (secondary glazing) 6214-FAC-D02 (secondary glazing) 6214-FAC-D200B (damp-proofing system) 6214-FAC-D204 (flooring/hardwood threshold details) 6214-FAC-D259 (dry-lining details) 14073_SK00_Notes (Structural Engineer Notes) 14073_SK02 (Structural Engineer Drawing) 6214-AS20-D&A (Design & Access Statement)

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 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).
- 2 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.

3 Reasons for granting permission. [Delegated]

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 walls in the basement, and a fire alarm control box to be installed in the hall

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 lime plaster. If not carried out according to the method statement given below, 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 must be used and no additional drilling or notching of joists is permitted. Where wiring is chased into lime plastered walls, they must 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 character and appearance of the conservation area, or neighbouring amenity.

Consultation was undertaken by means of a site notice and a press notice, but no responses were received. The Bloomsbury CAAC did not respond to the consultation. 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.

4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help

pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

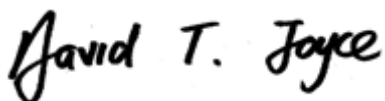
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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