

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

Application Ref: **2017/6437/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

8 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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 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 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: 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 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 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.
- 3 Reason 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 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 works are internal so no consultation was required. The site's planning history has been taken into account in making this decision.

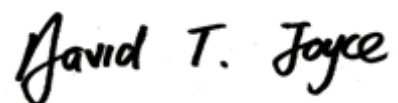
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning