

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

Application Ref: **2017/5445/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

16 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Ampton Street
LONDON
WC1X 0LT

Proposal:

Refurbishment, repairs & alterations to existing house including renewal of kitchen & bathrooms and mechanical & electrical systems. Installation of secondary glazing and integrated reception system.

Drawing Nos: 6214-AS33-OSmap

6214-AS33-Block Plan

6214-AS33-E01 existing basement

6214-AS33-E02 existing ground floor

6214-AS33-E03 existing first floor

6214-AS33-E04 existing second floor

6214-AS33-E05 existing third floor

6214-AS33-E06 existing roof plan

6214-AS33-P01 proposed basement

6214-AS33-P02 proposed ground floor

6214-AS33-P03 proposed first floor

6214-AS33-P04 proposed second floor

6214-AS33-P05 proposed third floor

6214-AS33-P06 proposed roof plan



6214-AS33-P09 proposed TV aerial installation
6214-FAC-D01B secondary glazing
6214-FAC-D02 secondary glazing
6214-FAC-D200B damp-proofing system
6214-FAC-D265 dry-lining details
6214-AS33-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-AS33-OSmap
6214-AS33-Block Plan
6214-AS33-E01 existing basement
6214-AS33-E02 existing ground floor
6214-AS33-E03 existing first floor
6214-AS33-E04 existing second floor
6214-AS33-E05 existing third floor
6214-AS33-E06 existing roof plan
6214-AS33-P01 proposed basement
6214-AS33-P02 proposed ground floor
6214-AS33-P03 proposed first floor
6214-AS33-P04 proposed second floor
6214-AS33-P05 proposed third floor
6214-AS33-P06 proposed roof plan
6214-AS33-P09 proposed TV aerial installation
6214-FAC-D01B secondary glazing
6214-FAC-D02 secondary glazing
6214-FAC-D200B damp-proofing system
6214-FAC-D265 dry-lining details
6214-AS33-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 The site is a grade-II-listed terraced townhouse of the early 19th century by Cubitt, now converted to flats.

The applicant proposes new fitted kitchens on existing hook-ups, replacement of non-original basement front door with new panelled door, if beyond repair, non-original casement window and external glazed timber rear door in the basement back extension to be replaced, secondary glazing, a concealed roof-mounted communal satellite dish (painted black) is also proposed to the rear roof slope. Consent is also sought for the addition of plasterboard drylining on a protective membrane to the existing brick walls in the basements (external, party and spine walls)

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 neighbouring amenity.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

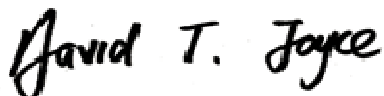
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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

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