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Application Ref: **2017/6434/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

12 March 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18 Ampton Street**  
**LONDON**  
**WC1X 0LX**

#### Proposal:

Refurbishment, repairs & alterations to existing maisonettes including renewal of kitchens & bathrooms and mechanical & electrical systems. Installation of secondary glazing. Installation of sound reducing flooring underlay.

Drawing Nos: 6214-AS18-OSmap

6214-AS18-Block Plan

6214-AS18-E01 existing basement  
6214-AS18-E02 existing ground floor  
6214-AS18-E03 existing first floor  
6214-AS18-E04 existing second floor  
6214-AS18-E05 existing roof plan  
6214-AS18-E08 existing rear elevation  
6214-AS18-P01 proposed basement  
6214-AS18-P02 proposed ground floor  
6214-AS18-P03 proposed first floor  
6214-AS18-P04 proposed second floor  
6214-AS18-P05 proposed roof plan  
6214-AS18-P08 proposed rear elevation



6214-AS18-P09 proposed TV aerial installation  
6214-AS18-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-D258 dry-lining details  
6214-AS18-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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

6214-AS18-OSmap  
6214-AS18-Block Plan  
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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 Notwithstanding drawings 6214 AS 18 P02 and 6214 AS18 P08, permission is not granted to brick up the redundant window and widen the back doorway.

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 Notwithstanding the approved drawings, the replacement of windows is not permitted until the following information has been submitted and approved in writing by the local authority prior to the windows being replaced: photograph of existing window, justification for its replacement and detailed drawings of the proposed new window (section, elevation and plan at min 1:20).

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.

The applicant proposes new fitted kitchens on existing hook-ups, removal of the non-original entrance lobby to the basement flat and the reinstatement of the vault door opening. Consent is also sought for the addition of plasterboard dry-lining on a protective membrane to the existing brick walls in the basements.

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 listed building.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

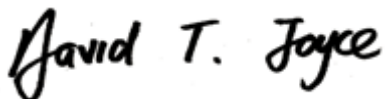
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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.

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