

Application ref: 2017/5321/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 14 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Acanthus Architects LW
Voysey House
Barley Mow Passage Chiswick
London
W4 4PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flaxman Lodge
Flaxman Terrace
LONDON
WC1H 9AW**

Proposal:

External like for like repair and internal finishes work, CCTV and intruder alarms, underfloor heating, electrical fixtures and sanitaryware, alterations to partitions.

Drawing Nos: Location plan, existing roof plan, existing first floor, existing ground floor, existing basement, heritage statement and condition report rev 2, proposed roof plan, proposed ground floor, proposed first floor, proposed basement, CCTV proposal, dome camera with wall bracket, small dome with IR

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:

Location plan, existing roof plan, existing first floor, existing ground floor, existing basement, heritage statement and condition report rev 2, proposed roof plan, proposed ground floor, proposed first floor, proposed basement, CCTV proposal, dome camera with wall bracket, small dome with IR

Reason:

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

- 4 Notwithstanding the drawings "CCTV proposal" and "proposed ground floor", cameras 1, 2 and 3 are not consented, because of their unacceptable impact on the façade of the listed building.

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 permission. [Delegated]

The site is a former pair of semi-detached houses designed to appear as one house, with unusual corner towers topped with copper domes. Listed at grade II, it was built in 1908-9 by Joseph and Smitham. It is situated within the Bloomsbury Conservation Area.

The applicant proposes minor alterations to the interior including small partition alterations, replacement of the bathroom and kitchen, and reflooring. Unauthorised downlighters are to be removed and replaced with pendant lights. Outside, York stone (to be agreed by condition) and gravel will replace existing decking. Some of the basement will be dry-lined. A facsimile of a missing lamp will be installed on the front elevation. Following negotiation, three of six proposed CCTV cameras have been removed from the scheme.

The proposed works will not harm neighbouring amenity, and will cause no harm to the special interest of the grade II listed building or the character and appearance of the Bloomsbury Conservation Area..

No objections have been received prior to making this decision. 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.

- 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).

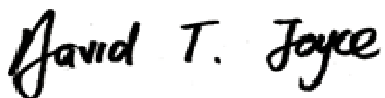
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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