

Mr Timothy Wong
Acanthus Architects LW
Voysey House
Barley Mow Passage Chiswick
London
W4 4PN

Application Ref: **2017/6138/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

14 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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: 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 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 listed building consent:

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 in 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 the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice,

whereby there were no consultation responses. 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

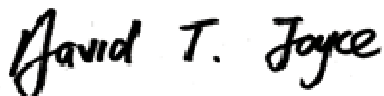
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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

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