

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

Application Ref: **2018/0435/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:
34 Frederick Street
London
WC1X 0ND

Proposal:
Replacement of doors and windows and internal works.
Drawing Nos: 6214-AS30-OSmap
6214-AS30-Block Plan
6214-AS30-E01 existing basement
6214-AS30-E02 existing ground floor
6214-AS30-E03 existing first floor
6214-AS30-E04 existing second floor
6214-AS30-E05 existing roof plan
6214-AS30-P01 proposed basement
6214-AS30-P02 proposed ground floor
6214-AS30-P03 proposed first floor
6214-AS30-P04 proposed second floor
6214-AS30-P05 proposed roof plan
6214-AS30-P09 proposed TV aerial installation
6214-AS30-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-D263 dry-lining details
6214-FAC-D264 dry-lining details
6214-AS30-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-AS30-OSmap
6214-AS30-Block Plan
6214-AS30-E01 existing basement
6214-AS30-E02 existing ground floor
6214-AS30-E03 existing first floor
6214-AS30-E04 existing second floor
6214-AS30-E05 existing roof plan
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6214-AS30-P05 proposed roof plan
6214-AS30-P09 proposed TV aerial installation
6214-AS30-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-D263 dry-lining details
6214-FAC-D264 dry-lining details
6214-AS30-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.

- 4
- a) Notwithstanding the approved drawings, no new boiler outlets, flues or vents are to be installed without written approval on the external appearance being sought from the local authority;
 - b) 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);
 - c) Notwithstanding the approved drawings, the ceiling of the first-floor living room is to be replaced like-for-like with lath and plaster and re-run cornice.
 - d) All new worktops to be scribed around existing architraves and window frames.
 - e) Notwithstanding the drawings, it is beyond the scope of this consent to consider the removal of trees in the garden, which require separate tree works 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.

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, and situated in the Bloomsbury Conservation Area.

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).

The replacement of the lath-and-plaster first-floor living room ceiling with plasterboard is not consented. Nor is the removal of a tree in the back garden.

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 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

Executive Director Supporting Communities

2018/0435/L

David T. Joyce

David Joyce
Director of Regeneration and Planning