

Application ref: 2017/6795/P
Contact: Elizabeth Martin
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Date: 23 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

28 Ampton Street
London
WC1X 0LX

Proposal:

Replacement of doors and internal works.

Drawing Nos: Second Floor Plan- PROPOSED

First Floor Plan- REVISED

Full description of Works

Proposed Aerial TV installation

Site Location Plan

Proposed Roof Plan

Proposed Rear Elevation (part only), Rear Extension, Side elevation & Front Area

Existing First Floor Plan

Existing Second Floor Plan

Existing Basement Plan

Existing Ground Floor Plan

Proposed Basement Damp-Proofing Repair

Proposed Flooring/Hardwood Threshold Details

Proposed Basement Dry Lining Details

Proposed Secondary Glazing

Proposed Secondary Glazing Details

Design, Access and Heritage Statement

Existing Block Plan

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 internal and 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 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:

Full description of works

Site location plan

Existing Block Plan

Existing basement plan

Existing ground floor plan

Existing first floor plan

Existing second floor plan

Existing rear elevation (part only), rear extension, side elevation and front area

Existing roof plan (schematic)

Proposed roof plan

Proposed basement plan

Proposed ground floor plan

First floor plan- REVISED

Proposed finishes- ground floor plan

Second floor plan- PROPOSED

Proposed third floor plan

Proposed Basement Damp-Proofing Repair

Proposed Flooring/Hardwood Threshold Details

Proposed Basement Dry Lining Details

Proposed Secondary Glazing

Proposed secondary glazing details

Proposed TV aerial installation

Design, Access and Heritage Statement

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

- 4 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.

- 5 All new worktops to be scribed around existing architraves and window frames.

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 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 (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 (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 28 Ampton Street forms part of an early 19th Century terrace of 10 houses by Thomas Cubitt, Grade II listed and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares. The application incorporates a number of repair and refurbishment works covered by phase 8 of a phased repair programme by One Housing Group.

Planning permission and Listed Building consent (under application ref 2018/0162/L) are being sought for the following alterations (in addition to other minor alterations identified on the submitted drawings):

- o Where non-original basement timber doors are found to be beyond repair they are to be replaced to match existing (or as otherwise indicated on the drawings) including new double glazing;
- o Selectaglaze secondary glazing (locations identified on drawings);
- o A roof-mounted communal satellite dish is also proposed to the rear slope of the main roof.

Listed Building consent is also sought for the addition of plasterboard dry-lining on a protective membrane to the existing basement brick walls (external, party and spine walls) re-plastered in the 1980's with sand cement render. The advice of the Building Research Establishment (BRE) is that either the damp render should be hacked off (with the potential to damage the underlying historic brickwork) and replastered, or a damp-resistant membrane should be applied over the damp/defective render and finished with plasterboard dry lining. The latter is the solution proposed as it is reversible and will add only 28mm to the thickness of the wall. Drawings of the critical junctions with windows have been submitted to illustrate how the additional thickness is to be married with existing features, such as window reveals.

It is noted that in earlier phases of the project, a schedule of repairs and window replacement was not requested prior to the applications being approved. This approach is not best practice and going forward, this information will be required prior to permission being granted. In this case, the note relating to defective non-original sash windows being replaced will remain on the drawing, and the required information will be obtained via condition.

Following discussions with the applicant, revised first and second floor plans were submitted to show the retention of thickened section of rear wall at first & second floor levels and the removal of any reference to new plasterboard ceiling in kitchen (any repairs to the lathe and plaster ceiling and associated cornice will now be carried out on a like for like basis).

It is considered that subject to the applied conditions, that 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, and a consultation letter sent to local amenity groups, whereby there were no consultation responses.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 National Planning Policy Framework.

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 T. Joyce

David Joyce
Director of Regeneration and Planning