

Mr Robert Simmons
Landers & Associates
67 Riefield Road
LONDON SE9 2RA

Application Ref: **2018/0163/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

13 April 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 1
10 Rugby Street
LONDON
WC1N 3QZ

Proposal:
A complete electrical rewire including new consumer unit, new lighting points and power socket outlets to ground and basement residential unit.
Drawing Nos: 17074/02 A; 03; 04; 05; 07; 06; 09; photo mock-up sheet x 6; Design and 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

17074/02 A; 03; 04; 05; 07; 06; 09; photo mock-up sheet x 6; Design and 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.

- 3 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.

Informative(s):

- 1 The scheme proposes a complete electrical rewire including new consumer unit, new lighting points and power socket outlets to ground and basement residential unit.

An application has been submitted due to the sensitive nature of the panelled rooms within the flat. The proposer intends to surface mount the electrical wires and associated units to avoid the undue damage that could be caused by the panelling if a invasive full re-wire was proposed and also to cause less disruption to the elderly tenant. In this instance the surface mounted wiring would cause the least harm to the fabric. Whilst aesthetically undesirable to work is easily reversed without any long term damage being caused.

Where panelling does not exist the wiring, switches and sockets would be chased into the plaster and made good as normal.

As such, the proposals are not considered to harm the special architectural or historic interest of the grade II listed building.

The site's planning and appeal history has been taken into account when coming to 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 London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the

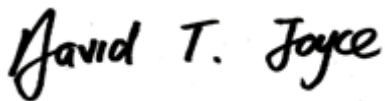
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 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.
- 4 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.

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