

Mr Gerard Zajkowski
GK Architects Limited
Niddry Lodge 51 Holland Street W8
7JB

Application Ref: **2018/1320/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

1 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 2
13 Shelton Street
London
WC2H 9JN

Proposal:
Internal alterations.

Drawing Nos: Application form, Site Plan, Heritage and Design and Access Statement, E (0) 01, DM (0) 01, E_GA (0) 10, C (0) 01, C (0) 02, C (0) 04, C (0) 05.

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: Application form, Site Plan, Heritage and Design and Access Statement, E (0) 01, DM (0) 01, E_GA (0) 10, C (0) 01, C (0) 02, C (0) 04, C (0) 05.

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 13 Shelton Street is a grade II listed building within the Seven Dials conservation area. The building is part of a triangular block that radiates from Seven Dials. The block was laid out by Sir Thomas Neal in 1692 with the building constructed alongside number 11 during the 18th century. The triangle was regenerated in 1978-91 by Terry Farrell Partnership.

The proposals relate to flat 2 and are for the replacement of all the internal doors, the replacement of the floor and the insertion of new kitchen and bathroom furniture. The existing doors and floors are not historic and are not of any architectural significance of interest. The new doors are similar in appearance to the existing doors but are fire rated. The existing floor is wood laminate and is no interest. The existing bathroom and kitchen are modern, their replacement is therefore of no consequence.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has not been advertised in the press and by means of a site notice as the works only relate to internal parts of the building. 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,

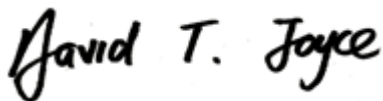
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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.
- 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