

Application ref: 2017/5530/P
Contact: Nick Baxter
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Date: 14 May 2018

Development Management
Regeneration and Planning
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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:

**40 Frederick Street
LONDON
WC1X 0ND**

Proposal:

Refurbishment, repairs & alterations to existing maisonettes and flat including renewal of kitchens & bathrooms and mechanical & electrical systems. Installation of sound reducing flooring underlay and associated hardwood thresholds. Installation of secondary glazing and integrated reception system. Installation of fire detection system (control panel & smoke detectors) to communal areas.

Drawing Nos: 6214-FS40-OSmap

6214-FS40-Block Plan

6214-FS40-E01 existing basement

6214-FS40-E02 existing ground floor

6214-FS40-E03 existing first floor

6214-FS40-E04 existing second floor

6214-FS40-E05 existing third floor

6214-FS40-E06 existing roof plan

6214-FS40-E08 existing elevations

6214-FS40-P01 proposed basement

6214-FS40-P02 proposed ground floor

6214-FS40-P03 proposed first floor

6214-FS40-P04 proposed second floor

6214-FS40-P05 proposed third floor

6214-FS40-P06 proposed roof plan
6214-FS40-P08 proposed elevations
6214-FS40-P09 proposed TV aerial installation
6214-FS40-F02 proposed finishes ground floor
6214-FAC-D01B secondary glazing
6214-FAC-D02 secondary glazing
6214-FAC-D102 security gate
6214-FAC-D200B damp-proofing system
6214-FAC-D204 flooring/hardwood threshold details
6214-FAC-D270 dry-lining details
6214-FAC-D271 dry-lining details
6214-FS40-D&A Design & Access Statement

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 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 if in CA] 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:

6214-FS40-OSmap
6214-FS40-Block Plan
6214-FS40-E01 existing basement
6214-FS40-E02 existing ground floor
6214-FS40-E03 existing first floor
6214-FS40-E04 existing second floor
6214-FS40-E05 existing third floor
6214-FS40-E06 existing roof plan
6214-FS40-E08 existing elevations
6214-FS40-P01 proposed basement
6214-FS40-P02 proposed ground floor
6214-FS40-P03 proposed first floor
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6214-FAC-D102 security gate
6214-FAC-D200B damp-proofing system
6214-FAC-D204 flooring/hardwood threshold details
6214-FAC-D270 dry-lining details
6214-FAC-D271 dry-lining details
6214-FS40-D&A Design & Access Statement

Reason:

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

- 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) All new worktops to be scribed around existing architraves and window frames.
- d) Any lime plaster disturbed during works must be repaired with lime plaster.
- e) Notwithstanding drawings number 6214 FS40 P02 and P08, double glazing is not permitted. Any replacement of windows will need to be specifically consented, per condition 4b.

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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, 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.

3 Reasons for granting permission. [Delegated]

The site is a terraced house of 1830 by Cubitt, listed grade II and making a positive contribution to the Bloomsbury Conservation Area, now converted to flats.

It is proposed to renew bathrooms and kitchens, soundproof floors (with removable matting and timber thresholds scribed around door linings), to install secondary glazing on secondary floors, to dryline the basement over existing failed tanking, replace non-original exterior doors, improve fire safety and carry out minor internal alterations.

Wherever possible, existing underfloor 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 neighbour amenity.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

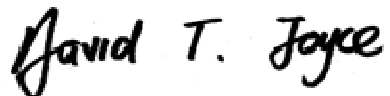
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning