

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

Application Ref: **2017/6431/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

14 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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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 Reason for granting listed building consent

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 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

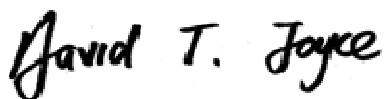
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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

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