

Mr Peter Short  
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London  
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Application Ref: **2017/6433/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

17 May 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**34 Ampton Street**  
**LONDON**  
**WC1X 0LX**

#### Proposal:

Refurbishment, repairs & alterations to existing maisonettes 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-AS34-OSmap

6214-AS34-Block Plan

- 6214-AS34-E01 existing basement
- 6214-AS34-E02 existing ground floor
- 6214-AS34-E03 existing first floor
- 6214-AS34-E04 existing second floor
- 6214-AS34-E05 existing roof plan
- 6214-AS34-E08 existing elevations
- 6214-AS34-P01 proposed basement
- 6214-AS34-P02 proposed ground floor
- 6214-AS34-P03 proposed first floor
- 6214-AS34-P04 proposed second floor



6214-AS34-P05 proposed roof plan  
6214-AS34-P08 proposed elevations  
6214-AS34-P09 proposed TV aerial installation  
6214-AS34-F02 proposed finishes ground floor  
6214-FAC-D01B secondary glazing  
6214-FAC-D02 secondary glazing  
6214-FAC-D200B damp-proofing system  
6214-FAC-D204 flooring/hardwood threshold details  
6214-FAC-D266 dry-lining details  
6214-AS34-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 a) 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);

b) 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.

- 2 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.

- 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

6214-AS34-OSmap  
6214-AS34-Block Plan  
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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 grade-II-listed terraced townhouse of the early 19th century by Cubitt, now converted to flats.

The applicant proposes new fitted kitchens on existing hook-ups, replacement of non-original basement front door, if beyond repair, non-original casement window and external glazed timber rear door in the basement back extension to be replaced, secondary glazing, a concealed roof-mounted communal satellite dish (painted black) is also proposed to the rear roof slope. Consent is also sought for the addition of plasterboard drylining on a protective membrane to the existing brick walls in the basements (external, party and spine walls)

No notching or drilling of joists and underfloor structures is consented where existing service runs can 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

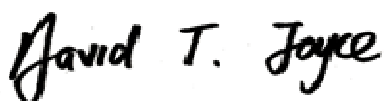
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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



David Joyce  
Director of Regeneration and Planning

