

Mr Peter Short
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8 Waterson Street
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Application Ref: **2017/6442/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

25 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Ampton Street
LONDON
WC1X 0LT

Proposal:

Refurbishment and repair of existing flats. Including improvements to fire safety.

Drawing Nos: Application form, 6214-AS27-OSmap, 6214-AS27-Block Plan, 6214-AS27-DA_and_Heritage_Statement, 6214-AS27-P09 TV aerial, 6214-AS27-E06 existing roof plan, 6214-AS27-F02 proposed finishes ground floor, 6214-AS27-P01 proposed basement plan, 6214-AS27-E04 existing second floor, 6214-AS27-E05 existing third floor, 6214-AS27-E01 existing basement, 6214-AS27-E02 existing ground floor, 6214-AS27-E03 existing first floor, 6214-FAC-D261 dry lining, 6214-FAC-D200B basement damp proofing, 6214-FAC-D204 Threshold Details, 6214-FAC-D01B-secondary glazing, 6214-FAC-D02-secondary glazing, 6214-AS27-P03 proposed first floor, 6214-AS27-P02 proposed ground floor plan, 6214-AS27-P06 proposed roof plan, 6214-AS27-P05 proposed third floor, 6214-AS27-P04 proposed second floor.

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 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: Application form, 6214-AS27-OSmap, 6214-AS27-Block Plan, 6214-AS27-DA_and_Heritage_Statement, 6214-AS27-P09 TV aerial, 6214-AS27-E06 existing roof plan, 6214-AS27-F02 proposed finishes ground floor, 6214-AS27-P01 proposed basement plan, 6214-AS27-E04 existing second floor, 6214-AS27-E05 existing third floor, 6214-AS27-E01 existing basement, 6214-AS27-E02 existing ground floor, 6214-AS27-E03 existing first floor, 6214-FAC-D261 dry lining, 6214-FAC-D200B basement damp proofing, 6214-FAC-D204 Threshold Details, 6214-FAC-D01B-secondary glazing, 6214-FAC-D02-secondary glazing, 6214-AS27-P03 proposed first floor, 6214-AS27-P02 proposed ground floor plan, 6214-AS27-P06 proposed roof plan, 6214-AS27-P05 proposed third floor, 6214-AS27-P04 proposed second floor.

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 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.

Informative(s):

- 1 27 Ampton Street forms part of a grade II listed terrace by Thomas Cubitt. The building was constructed in 1819-23 from yellow London stock bricks with a stucco ground floor and is set over three floors with a basement. The building is owned by a housing association and is divided into two maisonettes. The building has fallen into disrepair, the proposals are to repair the building where needed and improve

the fire safety.

Throughout the building secondary glazing is introduced and all original sash windows are repaired. All flush modern doors are replaced with fire resistant flush doors, any historically significant doors are retained and intumescent paint is applied. Any new partitions and plaster board ceilings are replaced with fire resistant plaster board. At basement level the internal walls are dry lined to prevent damp. Details of the junctions between the dry lining and architectural features have been submitted and are satisfactory. At roof level a communal satellite dish is discreetly erected.

Alterations will not harm the architectural and historical significance of the building but will improve the living standard for those occupying the flats.

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

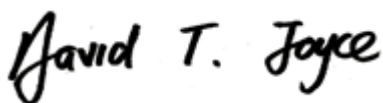
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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

Executive Director Supporting Communities

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