

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

Application Ref: **2017/6443/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

22 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29 Ampton Street
LONDON
WC1X 0LT

Proposal:

Refurbishment, repairs & alterations to existing maisonettes.

Drawing Nos: Application form, 6214-AS29-Block Plan, 6214-AS29-OSmap, 6214-AS29-DA_and_Heritage_Statement, 6214-AS29-E01 basement plan existing, 6214-AS29-E02 ground floor plan existing, 6214-AS29-E03 first floor plan existing, 6214-AS29-E04 second floor plan existing, 6214-AS29-E05 third floor plan existing, 6214-AS29-E06 roof plan existing, 6214-AS29-P01 basement plan proposed, 6214-AS29-P02 ground floor plan proposed, 6214-AS29-P03, 6214-AS29-F02 ground floor plan proposed finishes, first floor plan proposed, 6214-AS29-F03 first floor plan proposed finishes, 6214-AS29-P04 second floor plan proposed, 6214-AS29-P05 third floor plan proposed, 6214-AS29-P06 proposed roof plan, 6214-AS29-P09 proposed TV ariel installation, 6214-FAC-D262 basement dry lining details, 6214-FAC-D200B casement damp proofing repair, 6214-FAC-D204 Threshold Details, 6214-FAC-D02-secondary glazing, 6214-FAC-D01B-secondary glazing.

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-AS29-Block Plan, 6214-AS29-OSmap, 6214-AS29-DA_and_Heritage_Statement, 6214-AS29-E01 basement plan existing, 6214-AS29-E02 ground floor plan existing, 6214-AS29-E03 first floor plan existing, 6214-AS29-E04 second floor plan existing, 6214-AS29-E05 third floor plan existing, 6214-AS29-E06 roof plan existing, 6214-AS29-P01 basement plan proposed, 6214-AS29-P02 ground floor plan proposed, 6214-AS29-P03, 6214-AS29-F02 ground floor plan proposed finishes, first floor plan proposed, 6214-AS29-F03 first floor plan proposed finishes, 6214-AS29-P04 second floor plan proposed, 6214-AS29-P05 third floor plan proposed, 6214-AS29-P06 proposed roof plan, 6214-AS29-P09 proposed TV ariel installation, 6214-FAC-D262 basement dry lining details, 6214-FAC-D200B casement damp proofing repair, 6214-FAC-D204 Threshold Details, 6214-FAC-D02-secondary glazing, 6214-FAC-D01B-secondary glazing.

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 29 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.

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.

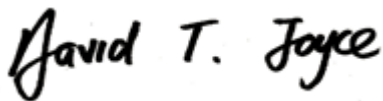
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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.

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