

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

Application Ref: **2017/6440/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

29 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Ampton Street
LONDON
WC1X 0LT

Proposal:

Refurbishment, repairs & alterations to existing maisonettes.

Drawing Nos: Application form, 6214-AS25-OSmap, 6214-AS25-Block Plan, 6214-AS25-DA_and_Heritage_Statement, Secondary glazing, 6214-FAC-D02-secondary glazing, 6214-FAC-D200B damp proofing, 6214-FAC-D204 Threshold Details, 6214-FAC-D260 basement dry lining details, 6214-AS25-E01 existing basement plan, 6214-AS25-E02 existing ground floor plan, 6214-AS25-E03 existing first floor, 6214-AS25-E04 existing second floor plan, 6214-AS25-E05 existing third floor plan, 6214-AS25-E06 existing roof plan, 6214-AS25-F02 proposed finishes ground floor plan, 6214-AS25-F03 proposed finishes first floor plan, 6214-AS25-P01 proposed basement plan, 6214-AS25-P02 proposed ground floor plan, 6214-AS25-P03 proposed first floor plan, 6214-AS25-P04 proposed second floor plan, 6214-AS25-P05 proposed third floor plan, 6214-AS25-P06 proposed roof plan, 6214-AS25-P09 velux roof light

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 6214-AS25-OSmap, 6214-AS25-Block Plan, 6214-AS25-DA_and_Heritage_Statement, Secondary glazing, 6214-FAC-D02-secondary glazing, 6214-FAC-D200B damp proofing, 6214-FAC-D204 Threshold Details, 6214-FAC-D260 basement dry lining details, 6214-AS25-E01 existing basement plan, 6214-AS25-E02 existing ground floor plan, 6214-AS25-E03 existing first floor, 6214-AS25-E04 existing second floor plan, 6214-AS25-E05 existing third floor plan, 6214-AS25-E06 existing roof plan, 6214-AS25-F02 proposed finishes ground floor plan, 6214-AS25-F03 proposed finishes first floor plan, 6214-AS25-P01 proposed basement plan, 6214-AS25-P02 proposed ground floor plan, 6214-AS25-P03 proposed first floor plan, 6214-AS25-P04 proposed second floor plan, 6214-AS25-P05 proposed third floor plan, 6214-AS25-P06 proposed roof plan, 6214-AS25-P09 velux roof light.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 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.

- 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 25 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 maisonettes. The building has fallen into disrepair, the proposals are to repair the building where needed and improve the fire safety.

Throughout the building historic windows are repaired and modern windows are replaced. The fire resistance of historic doors is increased by applying intumescent paint and modern doors are replaced with fire rated doors. Where modern plasterboard ceilings exist, these are replaced with fire rated plaster board.

As basement level there are additional alterations. The concrete floor slab is repaired and dry lining introduced to prevent damp entering the house. Details of the dry lining and how it meets the window and other mouldings have been submitted, these are satisfactory.

At roof level a conservation roof light is introduced to the rear roof slope to improve access and a satellite dish is 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

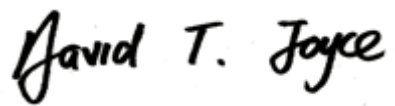
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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.
- 3 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).

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