

Application ref: 2017/5441/P
Contact: Colette Hatton
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Date: 29 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three

years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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-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:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 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 proposed works will not harm neighbouring amenity.

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.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (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.

- 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning