

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

Application Ref: **2018/0285/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 **1204**

6 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Frederick Street
LONDON
WC1X 0ND

Proposal:
Replacement of doors and windows and internal works.
Drawing Nos: Existing First Floor Plan
Existing Second Floor Plan
Existing Third Floor Plan
Existing Basement Plan
Existing Ground Floor Plan
Basement Dry Lining Details
Flooring/Hardwood Threshold Details
Basement Front Door Security Gate
Basement Damp-Proofing Repair
Proposed Secondary Glazing
Proposed Roof Plan
REVISED Basement plan
REVISED Ground Floor Plan
REVISED First Floor Plan
Proposed Second Floor Plan
Proposed Third Floor Plan



Full Description of Works
Site Location
Proposed TV Aerial installation
Proposed Finishes to Ground Floor Plan
Proposed Finishes to First Floor Plan
Existing Roof Plan
Existing Rear Elevation (Part Only), Rear Extension, Side Elevation & Front Area Access vault
Design, Access and Heritage Statement
Existing Block Plan

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing First Floor Plan
Existing Second Floor Plan
Existing Third Floor Plan
Existing Basement Plan
Existing Ground Floor Plan
Basement Dry Lining Details
Flooring/Hardwood Threshold Details
Basement Front Door Security Gate
Basement Damp-Proofing Repair
Proposed Secondary Glazing
Proposed Roof Plan
REVISED Basement plan
REVISED Ground Floor Plan
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Proposed Second Floor Plan
Proposed Third Floor Plan
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Site Location
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Proposed Finishes to First Floor Plan
Existing Roof Plan
Existing Rear Elevation (Part Only), Rear Extension, Side Elevation & Front Area Access vault
Design, Access and Heritage Statement
Existing Block Plan

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 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 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)

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.

- 5 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 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.
- 2 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.
- 3 Reasons for granting listed building consent:

24 Frederick Street forms part of a terrace of 10 Grade II listed houses by William Cubitt, dating from c1827-32 and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely

considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares.

The application incorporates a number of repair and refurbishment works covered by phase 8 of a phased repair programme by One Housing Group. Listed Building consent is being sought for the following alterations (in addition to other minor alterations identified on the submitted drawings):

- o formation of cylinder cupboard to second floor with corresponding adaption of non-original bathroom partition;
- o formation on attic shower rooms (currently attic utility room);
- o Selectaglaze secondary glazing (locations identified on drawings);
- o a communal satellite dish (painted black) is also proposed to the main roof.

It is noted that in earlier phases of the project, a schedule of repairs and window replacement was not requested prior to the applications being approved. This approach is not best practice and going forward, this information will be required prior to permission being granted. In this case, the note relating to defective non-original sash windows being replaced will remain on the drawing, and the required information will be obtained via condition.

It is considered that subject to the applied conditions, that 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.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2018/0285/L

David T. Joyce

David Joyce
Director of Regeneration and Planning