

Application ref: 2018/2787/P
Contact: Elizabeth Martin
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Date: 1 October 2018

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

Dear Sir/Madam

tDECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 Frederick Street
London
WC1X 0NB

Proposal:

Refurbishment, repairs & minor alterations to existing upper maisonette including renewal of kitchen & bathroom and installation of secondary glazing. Renewal of existing rooflight and replacement of non-original dormer window.

Drawing Nos: 6214-FS37-E04, 6214-FS37-E03, 6214-FS37-P03, 6214-FS37-P02A, 6214-FS37-E05, 6214-FS37-P05, 6214-FS37-P04, 6214-FS37-F03, 6214-FS37-F02(1), 6214-FAC-D02, 6214-FS37-E02, 6214-FAC-D204 Threshold Details, 6214-FS37-Block Plan, 6214-FAC-D01B-secondary glazing, 6214-FS37-works_schedule, 6214-FS37-OSmap.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
6214-FS37-E04, 6214-FS37-E03, 6214-FS37-P03, 6214-FS37-P02A, 6214-FS37-E05, 6214-FS37-P05, 6214-FS37-P04, 6214-FS37-F03, 6214-FS37-F02(1), 6214-FAC-D02, 6214-FS37-E02, 6214-FAC-D204 Threshold Details, 6214-FS37-Block Plan, 6214-FAC-D01B-secondary glazing, 6214-FS37-works_schedule, 6214-FS37-OSmap, Design and Access Statement.

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.

Informative(s):

- 1 Reason for granting Planning Permission

37 Frederick Street forms part of a terrace of 9 Grade II listed houses by William Cubitt, dating from c1823-26 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. Planning permission is being sought for the following alterations (in addition to other minor alterations identified on the submitted drawings):

- o Selectaglaze secondary glazing (locations identified on drawings)
- o Formation of small store cupboard at second floor level beneath the attic staircase flight

- o Replacement of non-original attic dormer window - to match existing but with double glazing
- o Renewal of rooflight to front roof slope with Velux conservation rooflight

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 nonoriginal sash windows being replaced will remain on the drawing, and the required information will be obtained via condition. Revised drawings were submitted showing minor changes including the omission of proposed changes to the kitchen ceiling and a new cast iron waste stack to the rear of the building.

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 or the character and appearance of the Bloomsbury Conservation Area. The proposed works will not harm neighbouring amenity.

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.

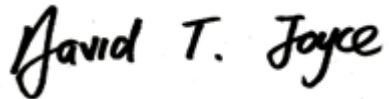
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning