

Application ref: 2018/3926/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 8 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Acanthus Architects LW
Voysey House
Barley Mow Passage
Chiswick
London W4 4PN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flaxman Lodge
Flaxman Terrace
London WC1H 9AW

Proposal:

Replacement of glazed roof with lead sheet and installation of rooflight, like-for-like repairs to exterior, alterations to internal partitions. Modern glazed roof to be replaced by lead roof and rooflight

Drawing Nos:

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:

Exist basement plan p3, proposed basement plan p5, site location plan,

heritage and design and access statement, existing attic plan p1, proposed attic plan p1, existing 1f plan p3, proposed 1f plan p5, existing gf plan p3, proposed gf plan p5, proposed basement plan p5, proposed details p1.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is an Arts & Crafts caretaker's house of 1900, listed grade II and making a positive contribution to the Bloomsbury Conservation Area. The interior retains few original features.

The applicant proposes minor partition alterations in the basement and the addition of York stone slabs in an appropriate bond around basement exterior. They propose minor partition alterations on the ground floor, the addition of CCTV and the repair of the lamp bracket over the front door. Eleven unauthorised downlighters towards the front of the building are to be removed. At first-floor level, a modern glazed flat roof is to be replaced with a code 6 lead one containing a roof light, along with minor partition alterations.

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.

- 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

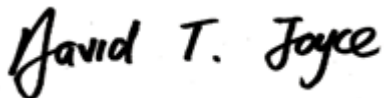
insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 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.
- 5 The external works subject of this listed building consent also require planning permission which must be obtained from the Council prior to the commencement of any of the relevant works.

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