

Application ref: 2019/2370/L
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 13 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Chapman Architects Ltd
54-58 Tanner Street
London
SE1 3PH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1-5 Flitcroft Street
London
WC2H 8DH**

Proposal: Repair and refurbishment of existing building to provide flexible office space (B1), with associated ancillary accommodation, plant and an external terrace to the rear of the building and roof. External alternations to include repairs, new doors and doorways, replacement of gallery glazing. Internal alterations to include basement waterproofing, existing staircase to be replaced/extended and enclosed, new spiral staircase and platform lift.

Drawing Nos: (FLITC-CA-00-GF-DR-A-)1001-1002 Rev P01, (FLITC-CA-00-B-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-00-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-01-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-02-DR-A-)2000 Rev P01; 2001 Rev P01; 2002 Rev P02, (FLITC-CA-00-RF-DR-A-)2000 Rev P01; 2001 Rev P01 2002 Rev P02, (FLITC-CA-00-ZZ-DR-A-)3001 Rev P02; 3002 Rev P01; 3003 Rev P01; 3005 Rev P02; 3006 Rev P01; 3007 Rev P01; 3008 Rev P01; 4001 Rev P01; 4002 Rev P02; 4010 Rev P02 and Design and Access Statement April 2019 Rev B 05/07/2019.

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: (FLITC-CA-00-GF-DR-A-)1001-1002 Rev P01, (FLITC-CA-00-B-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-00-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-01-DR-A-)2000 Rev P01; 2001 Rev P02; 2002 Rev P03, (FLITC-CA-00-02-DR-A-)2000 Rev P01; 2001 Rev P01; 2002 Rev P02, (FLITC-CA-00-RF-DR-A-)2000 Rev P01; 2001 Rev P012002 Rev P02, (FLITC-CA-00-ZZ-DR-A-)3001 Rev P02; 3002 Rev P01; 3003 Rev P01; 3005 Rev P02; 3006 Rev P01; 3007 Rev P01; 3008 Rev P01; 4001 Rev P01; 4002 Rev P02; 4010 Rev P02 and Design and Access Statement April 2019 Rev B 05/07/2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:20, 1:10 and 1:5 (where appropriate) of all new fenestration (including jambs, head and cill), the new rooflight, privacy screens and acoustic enclosure.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer