

Application ref: 2019/4093/L
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 11 September 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:
6 Flitcroft Street
London
WC2H 8DJ

Proposal: Maintenance and repair to existing roof including replacement of roof lantern (Use Class B1a).

Drawing Nos: 1707: 1001_P01.

1907: 4002_P02; 4102_P02; 3001_P02; 3101_P02; 4001_P02; 4101_P02.

Design, Access and Heritage Statement by Chapman Architects dated 15 July 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:

1707: 1001_P01.

1907: 4002_P02; 4102_P02; 3001_P02; 3101_P02; 4001_P02; 4101_P02.

Design, Access and Heritage Statement by Chapman Architects dated 15 July 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 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 proposed works to the application building consist of the replacement of the existing roof lantern. The reasoning for these alterations to the grade II listed building is that the existing lantern is of a very poor appearance and condition as well as to use the opportunity to insulate this section of the roof.

It is considered that these works would not cause an overall detriment to the character and historic fabric of the application building. The proposed drawings demonstrate that there would be minimal and negligible harm presented to where the replacement lantern would adjoin the existing roof fabric.

The replacement lantern would be of a similar scale, with a minor increase in height of 0.1m to accommodate the dark grey fibre roof and insulation. The lantern structure would be constructed of matched painted hardwood with the same glazing arrangement as the existing. The new windows within the lantern would be double glazed. Overall, the proposed lantern would be of a very similar appearance to the existing in terms of its siting, scale and detailed design. The proposed lantern would not cause harm to the setting of the listed building.

As the works are external, public consultation was necessary and undertaken by placement of site notices in close proximity to the site and a press notice. No objections or comments were received following consultation and a comment of support was received from the Covent Garden Community Association. The planning history of the application site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been attached to the desirability of preserving and enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform (ERR) Act 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019

- 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