

Application ref: 2019/3978/L
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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3-7 Frederick Street
London
WC1X 0NG**

Proposal: Internal and external alterations in association with change of use of young offenders sheltered accommodation (Class C2) plus 2 self-contained maisonettes (Class C3) to 7 Class C3 self-contained units, including removal of external rear spiral stair, installation of an external steel access stair within the front lightwell from ground floor to basement level, rebuilding rear parapet, installation of 5 conservation style rooflights on the front and side roofslopes, plus replacement windows, doors and downpipes.

Drawing Nos: 6214-FS3-7-D01, 6214-FS3-7-D02, 6214-FS3-7-D03, 6214-FS3-7-D04, 6214-FS3-7-D05, 6214-FS3-7-D06, 6214-FS3-7-D07, 6214-FS3-7-D08, 6214-FS3-7-D09, 6214-FS3-7-D10, 6214-FS3-7-D11, 6214-FS3-7-D12, 6214-FS3-7-D14A, 6214-FS3-7-D15A, 6214-FS3-7-D16A, 6214-FS3-7-D20, 6214-FS3-7-D21, 6214-FS3-7-D22, 6214-FS3-7-D23, 6214-FS3-7-D24, 6214-FS3-7-D25, 6214-FS3-7-OSmap, 6214-FS3-7-P00, 6214-FS3-7-P01A, 6214-FS3-7-P02A, 6214-FS3-7-P02B, 6214-FS3-7-P03A, 6214-FS3-7-P04A, 6214-FS3-7-P05, 6214-FS3-7-P06, 6214-FS3-7-P07, 6214-FS3-7-P08, 6214-FS3-7-P09, 6214-FS3-7-E01, 6214-FS3-7-E02, 6214-FS3-7-E03, 6214-FS3-7-E04, 6214-FS3-7-E05, 6214-FS3-7-E06, 6214-FS3-7-E07, 6214-FS3-7-E08, 6214-FS3-7-E09, BREEAM Domestic Refurbishment Assumptions by XCO2 dated 12/07/2019, Energy Statement 190710 by XCO2 dated July 2019, Sustainability Statement 190710 by XCO2 dated July 2019, Heritage Statement by Bidwells dated July 2019, Planning Statement by Boyer dated July 2019, & Design and Access Statement by Project 5 Architecture.

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: 6214-FS3-7-D01, 6214-FS3-7-D02, 6214-FS3-7-D03, 6214-FS3-7-D04, 6214-FS3-7-D05, 6214-FS3-7-D06, 6214-FS3-7-D07, 6214-FS3-7-D08, 6214-FS3-7-D09, 6214-FS3-7-D10, 6214-FS3-7-D11, 6214-FS3-7-D12, 6214-FS3-7-D14A, 6214-FS3-7-D15A, 6214-FS3-7-D16A, 6214-FS3-7-D20, 6214-FS3-7-D21, 6214-FS3-7-D22, 6214-FS3-7-D23, 6214-FS3-7-D24, 6214-FS3-7-D25, 6214-FS3-7-OSmap, 6214-FS3-7-P00, 6214-FS3-7-P01A, 6214-FS3-7-P02A, 6214-FS3-7-P02B, 6214-FS3-7-P03A, 6214-FS3-7-P04A, 6214-FS3-7-P05, 6214-FS3-7-P06, 6214-FS3-7-P07, 6214-FS3-7-P08, 6214-FS3-7-P09, 6214-FS3-7-E01, 6214-FS3-7-E02, 6214-FS3-7-E03, 6214-FS3-7-E04, 6214-FS3-7-E05, 6214-FS3-7-E06, 6214-FS3-7-E07, 6214-FS3-7-E08, 6214-FS3-7-E09, BREEAM Domestic Refurbishment Assumptions by XCO2 dated 12/07/2019, Energy Statement 190710 by XCO2 dated July 2019, Sustainability Statement 190710 by XCO2 dated July 2019, Heritage Statement by Bidwells dated July 2019, Planning Statement by Boyer dated July 2019, & Design and Access Statement by Project 5 Architecture.

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 details on the approved drawings, no demolition or removal of historic fabric (including timber, masonry or stone) shall take place. Should historic fabric be uncovered during the course of the works, work should cease in the relevant area and the planning authority contacted with a view to visiting site and agreeing an appropriate design solution.

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 consent-

It is proposed to change the use from supported housing to form seven self-contained units for affordable rent, as part of the phased repair programme of surrounding listed buildings by One Housing Group.

A number of internal and external alterations associated with the change of use are proposed, including: installation of secondary glazing, removal of a modern rear external spiral stair which runs from third floor to basement level, installation of an external steel access stair within the front lightwell of no. 5 running from ground floor to basement level, rebuilding the rear parapet above no. 5's closet wing, installation of 5 conservation style rooflights on the front and side roofslopes, 'like for like' replacement of windows and doors where necessary, and replacement of modern downpipes with cast iron.

The works proposed would result in significant benefit to the listed buildings, most notably the removal of modern partitions to improve the legibility of the original floorplan and the removal of the modern spiral staircase to the rear of the property, along with a general sensitive refurbishment of the building including any remaining historic features. It is evident that the works would serve to preserve the significance of the listed buildings in compliance with Local Plan policy D2.

The installation of the new steps to facilitate an escape route from the basement floor is a common feature of buildings of this age and status and is common in the surrounding area. As such, this element is acceptable.

The proposed front rooflights are also a common feature in Frederick Street, where a high number of properties in the street have front rooflights, including No.1 Frederick Street (which forms part of the group listing including 3, 5 and 7). It is also considered that, whilst there may be some 'less than substantial' harm caused to the listed building as a heritage asset through loss of fabric and the introduction of a modern feature (albeit not visible from the street), this would be outweighed by the public benefit of bringing back the properties into active use and the need to create third floor accommodation, in line with the para 196 of the NPPF. The rooflights are conservation style, set flush to the roof, which is considered to be appropriate.

It is considered that overall the alterations to the buildings would form a significant benefit, removing unsympathetic modern additions, reinstating a more traditional plan form, and a general programme of improvement works to the buildings as required. The external alterations would preserve and enhance the special interest of the listed buildings.

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 2013.

No comments were received following public consultation on the scheme. The

planning and appeal history of the site was considered in the determination of this application.

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

- 2 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.

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
Director of Economy, Regeneration and Investment