

Application ref: 2021/2117/P  
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Date: 17 November 2021

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

Phone: 020 7974 4444

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Simmons Taylor Hall  
Simmons Hall Partnership  
48A Richmond Road  
Kingston Upon Thames  
KT2 5EE  
uk

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**3 Princeton Street**  
**London**  
**WC1R 4AX**

Proposal:

To replace all existing UPVC windows with Aluminium PPC black windows.

Drawing Nos: 1471\_04\_A, 1471\_03\_A, 1471\_009

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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1471\_04\_A, 1471\_03\_A, 1471\_009

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of any building works , detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head, mullions, transoms and cill)

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current building is within the Bloomsbury Conservation area, but it does not make a positive contribution to the conservation area's significance. The current building has uPVC windows on the elevations and the change of material is supported in principle. However, prior to commencement of building works detailed drawings displaying the design and features of the windows would be required and secured by condition.

The current windows are detrimental to the conservation area's character. Aluminium is more appropriate choice of material for a conservation area and supports CPG Design and Home Improvements. The Bloomsbury Conservation Area Appraisal and Management Plan requires applications to use appropriate materials. The change would result in a marginal enhancement to the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

There are no new amenity concerns created as no new windows are created.

The Bloomsbury Conservation Area Advisory Committee was consulted, and an objection was received in relation to another application at this address. No comments were made objecting to the replacement windows. The details of the

objection can be reviewed in the consultation report. No other objections were received.

The proposed development is in general accordance with the London Borough of Camden Local Plan with particular regard to policies A1, D1 and D2. It is also in general compliance with the London Plan 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer