

Application ref: 2023/1257/P
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Date: 7 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Shropshire House
179 Tottenham Court Road
London
W1T 7NZ

Proposal:

Replacement of existing single-glazed Crittall framed windows with double-glazed Crittall framed windows at 1st to 5th floor levels.

Drawing Nos: (1915-DT04-)01 rev P1, 02 rev P1; (1915-E01-)01 rev P1; (1915-E03-)01 rev P1, 02 rev P1; (1915-P03-)01 rev P1, 02 rev P1; W20/01/21; Typical window replacement sheets (8 pages) from Crittall (ref: B230036); State of Condition Report (with photographs) from Cladtech Associates Ltd. (ref: 5654) dated 26/01/2023; Design and Access Statement (with Heritage Assessment) and Cover Letter from Vivendi Architects Ltd. - both dated 24/03/2023; Email (glazing bar details) from Vivendi Architects Ltd. dated 24/04/2023.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (1915-DT04-)01 rev P1, 02 rev P1; (1915-E01-)01 rev P1; (1915-E03-)01 rev P1, 02 rev P1; (1915-P03-)01 rev P1, 02 rev P1; W20/01/21; Typical window replacement sheets (8 pages) from Crittall (ref: B230036); State of Condition Report (with photographs) from Cladtech Associates Ltd. (ref: 5654) dated 26/01/2023; Design and Access Statement (with Heritage Assessment) and Cover Letter from Vivendi Architects Ltd. - both dated 24/03/2023; Email (glazing bar details) from Vivendi Architects Ltd. dated 24/04/2023.

Reason:

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The host building is a mixed-use building close to Oxford Street. The proposal involves the replacement of 38 existing single-glazed, black painted, metal casement Crittall windows on the 1st to 5th floor levels only. A conditions survey and report confirm that the existing windows are in poor condition and have deteriorated significantly over time resulting in water ingress and corrosion. The purpose of the proposal is to overcome these issues, as well as, to improve both sound and thermal insulation to the office accommodation over the relevant floor levels and elevations.

All replacement windows would be Crittall framed and match the existing units as closely as possible in most regards, including their size, material, colour, location and use of structural glazing bars.

The replacements would, however, differ in so far as they would be double-glazed, and as such, there would be some degree of increased thickness to the frames/glazing bars in order to accommodate the double-glazed panes. Nonetheless, the proposed use of suitably sized and designed units of high quality would ensure that the replacement windows would in this instance not appear noticeably different in this regard.

Some non-original windows on the rear and side elevations are also proposed to be altered so as to match the design of other original Crittall windows at the premises. The replacements would be similarly double-glazed and closely match the original windows in all other regards and so result in a more

balanced and consistent appearance on these elevations given that the replacements would align more closely in design terms with existing original windows.

Overall, therefore, it is considered that the proposals would involve sympathetic alterations which would preserve the character and appearance of the host building, streetscene and wider Fitzrovia East Neighbourhood and Bloomsbury Conservation Areas, and as such, are acceptable.

In sustainability terms, double-glazed units are noted as having the potential benefit to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and potential to allow for passive flow of ventilation.

The proposal is not considered to have any adverse impact on the amenity of the nearest residential occupiers given the minor nature of the alterations to existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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