

Application ref: 2023/2010/P
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Date: 5 July 2023

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

Phone: 020 7974 4444

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

DP9
100
Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Middlesex House
34-42 Cleveland Street
London
Camden
W1T 4JE

Proposal: Replacement of single glazed windows with double glazing.

Drawing Nos: 1905-FPA-XX-00-DR-A-160000; 1905-FPA-XX-ZZ-DR-A-16100; 1905-FPA-XX-ZZ-DR-A-16102; 1905-FPA-XX-ZZ-DR-A-16103; 1905-FPA-XX-ZZ-DR-A-16104; 1905-FPA-XX-ZZ-DR-A-16200; 1905-FPA-XX-ZZ-DR-A-16202; 1905-FPA-XX-ZZ-DR-A-16203; 1905-FPA-XX-ZZ-DR-A-16204; 1905-FPA-XX-ZZ-DR-A-163000; 1905-FPA-XX-ZZ-DR-A-163010 and Sustainability Statement dated 4/5/23.

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:

1905-FPA-XX-00-DR-A-160000; 1905-FPA-XX-ZZ-DR-A-16100; 1905-FPA-XX-ZZ-DR-A-16102; 1905-FPA-XX-ZZ-DR-A-16103; 1905-FPA-XX-ZZ-DR-A-16104; 1905-FPA-XX-ZZ-DR-A-16200; 1905-FPA-XX-ZZ-DR-A-16202; 1905-FPA-XX-ZZ-DR-A-16203; 1905-FPA-XX-ZZ-DR-A-16204; 1905-FPA-XX-ZZ-DR-A-163000; 1905-FPA-XX-ZZ-DR-A-163010 and Sustainability Statement dated 4/5/23.

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 permission.

All the existing single glazed windows will be replaced with double glazed dark grey metal fenestration. The new windows would match the existing in terms of size, siting, opening method, glazing pattern, materials and finish. There would be no perceptible difference between the existing and proposed fenestration. It is considered that the works would preserve the character and appearance of the host property and the Charlotte Street Conservation Area. It is noted that the site is adjacent a Grade II listed building and the development is not considered to harm its special setting.

Given the minor nature of the works and their siting it would not result in harm to the amenity of neighbouring properties in terms of loss of light, outlook or a sense of enclosure.

No objections were received during the course of this application. The site history has also been considered.

Special regard has been attached to the desirability of preserving the adjacent listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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



Daniel Pope
Chief Planning Officer