

Application ref: 2023/1171/P
Contact: Fast Track TY
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Date: 6 July 2023

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

DP9
100
Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 & 2 Stephen Street
London
W1T 1AL

Proposal:
Alterations to replace upper floor level glazing in windows on southeast, northwest, southwest and northeast elevations with double-glazing within existing frames.

Drawing Nos: (SS2-ORM-ZZ-ZZ-DR-A-)12002-P01, 12704-C01, 12705-P01, 12706-C01; (SS2-ORM-ZZ-E-DR-A-)12504-P01, 12604-C01; (SS2-ORM-02-ZZ-DR-A-)12505-P01, 12605-C01; (SS2-ORM-01-ZZ-DR-A-)12501-P02, 12502-P02, 12503-P02, 12601-C02, 12602-C02, 12603-C02; Energy Benefits Letter from ARUP (ref. 214150-50) dated 24/02/2023; Cover Letter from DP9 Ltd. dated 06/03/2023.

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: (SS2-ORM-ZZ-ZZ-DR-A-)12002-P01, 12704-C01,

12705-P01, 12706-C01; (SS2-ORM-ZZ-E-DR-A-)12504-P01, 12604-C01; (SS2-ORM-02-ZZ-DR-A-)12505-P01, 12605-C01; (SS2-ORM-01-ZZ-DR-A-)12501-P02, 12502-P02, 12503-P02, 12601-C02, 12602-C02, 12603-C02; Energy Benefits Letter from ARUP (ref. 214150-50) dated 24/02/2023; Cover Letter from DP9 Ltd. dated 06/03/2023.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the addition of replacement glazing to existing window openings to the southeast, northwest, southwest and northeast elevations of the upper office levels of the building. The existing glazing would be replaced with new clear double glazing in the existing frames with mullions and transoms retained and resprayed. As such, the proposed alterations would have no significant impact on the character and appearance of the host building or the wider streetscene and are acceptable in design terms.

In sustainability terms, the existing glazing is noted as being highly reflective and new modern windows are anticipated would provide certain benefits in energy efficiency and sustainability terms for the building, including an estimated energy saving of 165,000kWh and reduction in the CO2 demand by up to 22 tonnes per annum. This would be achieved through improvements in insulation and thermal efficiency of the glazing, reduced cooling load through better solar performance glass and insulation, and reduced electrical load through better daylight levels within the office space and the associated lower levels of artificial lighting required.

There are no amenity concerns as the proposed windows would replace glazing in 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.

As such, the proposed development is in general accordance with policies A1, CC1 and D1 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.](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