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25 August 2023

BY EMAIL

Dear Sir/Madam,

Shropshire House, Capper Street, WC1E 6JA

On behalf of our client, Lazari Properties 1 Limited, please find enclosed an application request for the following development:

Installation of replacement like-for-like windows and doors at varying levels across the building facades.

In support of this application, please find enclosed the following documentation:

- Site Location Plan by Hambury Hird Design
- Existing and Proposed Elevations, and other detailed drawings by Hambury Hird Design

The Site

Shropshire House is a building, of ground plus 5-storeys, located on the southern side of Capper Street, which is just off Tottenham Court Road, to the east. The building was constructed in 1932 and is of historical interest due to its Art Deco design. The building is not listed however it is located within the Bloomsbury Conservation Area.

Planning History

There have been three recent planning applications made by the applicant involving minor alterations to the building, as listed in the following table. Relevant to this application is application ref: 2022/3280/P, which secured replacement windows at 2nd and 3rd floor levels. The proposals replicate the approach taken.

Application Number	Development Description	Decision	Decision Date
2022/3280/P	Installation of double glazed windows at 2nd and 3rd floor levels and above entrances, replacement doors to 2 entrances at ground floor level, replacement louvres at ground floor level and replacement lighting to porch entrances	Approve	25/05/2023
2022/3817/A	Display of internally illuminated building numbering and non-illuminated building names above two entrances to Capper Street.	Approve	25/05/2023

2023/0490/P)	Partial removal of railings on Shropshire Place and installation of bicycle store to accommodate 23 cycles.	Approve	13/06/2023
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Proposed Development

As set out in the previous section, the applicant secured planning permission to remove the single glazed Crittall style windows at 2nd and 3rd floor levels, replacing these windows with a like-for-like Crittall style window with double glazing. This application seeks to secure the same change for the remaining windows within the building, with the exception of the ground floor rear elevation, which is obscured by mechanical equipment.

Given that the existing windows are single glazed, combined with their age, means that they are in a poor state of repair and are prone to frequent leaking. The decision to replace the windows will improve the thermal performance of the building.

In terms of appearance, a product has been selected that matches the fenestration and proportions of the existing windows. The detail of this can be found on drawing ref: 253.406 (Typical External Glazing Details).

Where there are openable panes within the existing windows, these will feature in the new windows. As with the windows, the entrance doors will be replaced in a like-for-like design.

The proposed works will be of the highest quality design, in terms of form, materiality and detail, preserving the character of the host building and thereby complying with Policy D1 of the Camden Local Plan. Given the sensitive approach to the building, which makes a positive contribution to the streetscene, the Bloomsbury Conservation Area will be preserved, in line with policies D2 of the Camden Local Plan, HC1 of the London Plan, the NPPF, and the statutory duties set out in The Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, it is considered the proposals are compliant with the Development Plan and should be approved accordingly.

Summary

The replacement windows are of the design quality and will ensure the longevity of the building, which makes a positive contribution to the Bloomsbury Conservation Area.

Please note that a payment of £468 to cover the application fee has been made. We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact me.

Yours faithfully



Adam Garcia MRTPI | Associate Director

CBRE Ltd | UK Development – Planning