

Application ref: 2023/0790/P
Contact: Fast Track SC
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Date: 29 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Michael Drain Architects
11-13 Market Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 8

Queen Alexandra Mansions

3 Grape Street

London

Camden

WC2H 8DX

Proposal:

Replacement of existing double glazed windows, balcony doors and rooflight window at fourth floor level and installation of metal balustrade to existing balcony on front elevation.

Drawing Nos: Location Plan; 0-010; 0-020; ; 0-021; 0-035(2); 240(2); 0-035(2); 0-210.REV; 0-220; 0-221; 0-230.REV; 0-231.REV; 0-235.REV; Design & Access Statement; SW1-07SX; SW1-01SX 68; Heritage Statement;

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 Location Plan; 0-010; 0-020; ; 0-021; 0-035(2); 240(2); 0-035(2); 0-210.REV; 0-220; 0-221; 0-230.REV; 0-231.REV; 0-235.REV; Design & Access Statement; SW1-07SX; SW1-01SX 68; Heritage Statement;
- 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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The building is a 5-storey grade II listed block of mansion flats which forms a pair with the similarly designed King Edwards Mansions on the side of Grape Street and is located within the Bloomsbury Conservation Area.

The proposal is the replacement of a series of existing double glazed windows, balcony doors and a Velux roof window at fourth floor. The fourth floor forms part of a double storey mansard which is a non-original part of the building added to the building after a grant of planning permission in 1984, reference: P14/12/B/37310. The current application seeks to replace 6 no. double-glazed timber casement windows along the Grape Street mansard roof, 1 no. pair of double glazed timber doors onto a small balcony area on the Grape Street mansard roof, 1 no. Velux roof window on the Grape Street mansard roof and 4 no. double-glazed casement windows along the facade and return flank adjacent West Central Street. All alterations affect the modern mansard roof extension rather than original parts of the building.

The windows would be timber framed and double glazed (like the existing) and are acceptable in terms of material, location and design, due to the alterations being on a non-original part of the building. Furthermore, the use of double glazing is already in existence. The detailed design of the windows are considered appropriate.

Revisions were made during the course of the application to reduce the width of the opening onto the balcony where double doors are proposed. This was to ensure that window opening are in keeping and subservient to the fenestration below, retaining the hierarchy of fenestration across the building. The alterations also include the addition of a plain metal railing to this existing balcony, the railing is simple in style and would appear as a minor change which does not impact on the appearance of the building.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the special architectural or historic interest of the listed building, and character and appearance of the building and Bloomsbury Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 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