

Application ref: 2023/1276/L  
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Date: 29 November 2023

**Development Management**  
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Michael Drain Architects  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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 as such, is acceptable.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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](http://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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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