

Application ref: 2023/1206/P
Contact: Fast Track SC
Tel: 020 7974 4444
Email: Sonia.Cupid@Camden.gov.uk
Date: 18 February 2024

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

David Blanco Associates
91C Penton Place
London
SE17 3JR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 15
Leonard Court
Burton Street
London
Camden
WC1H 9XX

Proposal:

Replacement of windows to the rear elevation of Leonard Court.

Drawing Nos: Location Plan; UK111-2-A-201- A; UK111-2-A-101- B

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; UK111-2-A-201- A; UK111-2-A-101-B

- 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.

- 4 The approved windows shall be aluminium framed to match the materials of the existing building and retained as such thereafter.

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 Reasons for granting permission:

The proposal is to replace the existing aluminium windows with new aluminium framed windows. The property is not listed and is located within the Bloomsbury Conservation Area.

The application has been revised during the course of the application to change the proposed material from uPVC to aluminium. Officers raise concerns with the use of uPVC windows and the design of the proposed windows. It was suggested that the proposed windows should be aluminium frames; the same material, style and appearance of the existing windows to be in keeping with the character and design of the host building.

Following advice the proposal was amended to aluminium frames, however the design and style of the window remains one larger opening rather than a one over one design to match the existing. Given the context and position of the windows to the rear of the building which is not largely visible in public views, this is considered to be acceptable and would not harm the character and appearance of the conservation area. The building is adjacent to a terrace of listed buildings to the north-west. Given the minimal change from the existing arrangement at the building it is not considered that the proposal would impact on the setting of the adjacent listed terrace.

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 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 windows in the same position.

The site's planning and appeals history has been taken into account when coming to this decision. The Bloomsbury CAAC were consulted on this application but not have not commented on it.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Park 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.

Special regard has been attached to the desirability of preserving the setting of the adjacent listed building, under s.66 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, CC1, D1 and D2 of the Camden Local Plan 2017, London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 4 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.

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