

Application ref: 2023/5429/P  
Contact: Fast Track TY  
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Date: 7 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tempo Architects  
57 Abbotsford Avenue  
London  
N15 3BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**47-51 Eagle Street**  
**London**  
**WC1R 4AP**

Proposal:

Alterations at ground floor level, involving the replacement and re-arrangement of aluminium framed windows and doors on front (south) elevation and timber framed windows and doors on rear (north) elevation with double-glazed aluminium framed units, including the repainting of front facade.

Drawing Nos: (013/-)001, 002, 003, 005 rev P1, 006 rev P1, 007 rev P1; Design and access statement from Tempo Architects revised February 2024.

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: (013/-)001, 002, 003, 005 rev P1, 006 rev P1, 007 rev P1; Design and access statement from Temp Architects revised February 2024.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting planning permission:

It is firstly noted that timber framed windows at the rear of the building have been replaced extensively on the upper floors (1st to 5th floor levels) with uPVC framed units as part of works approved previously under planning permission granted in 2002 (PSX0204690).

Notwithstanding this historic approval, current Council policies and guidance strongly discourage the use of uPVC material for window and door frames as it is generally considered to have a harmful aesthetic impact on the character and appearance of the building and for sustainability reasons.

As such, following initial concern by the Council in this regard, the applicant instead provided revised drawings which included the use of aluminium material for all replacement frames at rear ground floor level (with the original proposed use of uPVC material being omitted entirely from the proposals).

Following the amendments, the revised proposals at ground floor level would more appropriately involve the introduction of aluminium framed replacement windows and doors to both the front (south) and rear (north) elevations. There would be some degree of increased thickness to frames in order to accommodate double glazing; however, in this instance, the proposed use of suitably designed units are considered to be an appropriate and sympathetic change.

The proposed altered design and re-arrangement of window and door positions on both elevations, including the flush positioning within openings, would still ensure that as a result of the proposal, the pattern and appearance of fenestration at ground floor level would continue to uphold the visual composition of the building. The alterations to windows and doors are also noted as allowing better light provision and improved access to new therapy rooms and workspaces within the building.

As such, the revised proposals, including the repainting of the front façade in an off-white colour (Little Greene Slaked Lime), are considered to provide a

general uplift and improvement to the character and appearance of the host building and wider Bloomsbury Conservation Area.

In sustainability terms, double-glazed units are also noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

There are no amenity concerns as the proposal involves the replacement of existing windows and doors only.

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.

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

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, the 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 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:

<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