

Application ref: 2023/3242/P
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Date: 22 April 2024

Development Management
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www.camden.gov.uk/planning

MICA Architects
123 Camden High Street
London
NW1 7JR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**43-47 Mecklenburgh Square
London
WC1N 2AJ**

Proposal:

Replacement of existing single glazed timber sash windows with new timber sash windows with thin profile double glazing. Acoustic enclosure for air source heat pump to rear No.46, and associated services. Also with; infill of ground floor west elevation window, removal of timber fences to rear, with lowered brick walls, replacement rooflights, new lighting and CCTV to front and rear.

Drawing Nos: Site Location Plan 742-MICA-GC-ZZ-DR-A-19001-PL1, Location Plan 742-MICA-GC-ZZ-DR-A-19000-PL1, 19010-PL1-ExstSitePlan, 190020-PL1-ExstSecAA, 19021-PL1-ExstSecBB, 19030-PL1-ExstEleN, 19031-PL1-ExstEleS, 19032-PL1-ExstEleW, 19110-PL1-ProSitePln, 19120-PL1-ProSecAA, 19121-PL1-ProSecBB, 19130-PL1-ProEleN, 19131-PL1-ProEleS, 19132-PL1-ProEleW. 19810-PL3-TypWind. Historic Buildings Report RP-A-78010 part 1&2. Design and Access Statement RP-A-73001 part1, 2&3. Window Upgrade Report RP-A-73005.

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: Site Location Plan 742-MICA-GC-ZZ-DR-A-19001-PL1, Location Plan 742-MICA-GC-ZZ-DR-A-19000-PL1, 19010-PL1-ExstSitePlan, 190020-PL1-ExstSecAA, 19021-PL1-ExstSecBB, 19030-PL1-ExstEleN, 19031-PL1-ExstEleS, 19032-PL1-ExstEleW, 19110-PL1-ProSitePln, 19120-PL1-ProSecAA, 19121-PL1-ProSecBB, 19130-PL1-ProEleN, 19131-PL1-ProEleS, 19132-PL1-ProEleW. 19810-PL3-TypWind. Historic Buildings Report RP-A-78010 part 1&2. Design and Access Statement RP-A-73001 part1, 2&3. Window Upgrade Report RP-A-73005.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including plan, elevation and section at 1:10 of the acoustic enclosure;

- b) Noise Impact Assessment in relation to the Air Source Heat Pump and acoustic enclosure.

- c) Manufacturer's specification details of Air Source Heat Pump.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, A4, CC1, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All new windows shall be installed to precisely the specification given in approved drawing Numbered 742-MICA-GC-ZZ-DR-A-19810 Rev PL3 dated 22.01.24 and shall be a timber frame with an external glazing bar profile of 24mm set in painted putty, clear glass of 10mm thickness per pane, spacer bar

colour matched to external final paint finish of frame, and internal glazing bar profiles to match existing.

Reason: To safeguard the special architectural and historic interest of the heritage asset and to preserve the character and appearance of the Bloomsbury Conservation Area.

Informative(s):

1 Reasons for granting permission:

The host site is in use as student accommodation. A combined application for planning permission and listed building consent has been submitted seeking approval for the proposals. The internal works are dealt with under listed building consent application ref: 2023/3243/L.

The proposed external alterations to replace windows are considered acceptable in terms of design, scale and materials and would not appear incongruous within the setting of the host site and wider conservation area.

The existing single glazed timber framed windows are 1980s replicas of the original fenestration and are in a poor state of repair. The proposed replacement double glazed timber framed sash windows would closely replicate the design and appearance of the original windows, but with improved thermal insulation.

Careful consideration has been given to the replacement of windows. With additional details provided, it is considered that the development can occur whilst safeguarding the architectural and historic interest of the host properties. A single window to the west elevation shall be bricked-up and inset to maintain the window reveal.

External works include repairs to the facades where necessary, including balcony supports and railings to the front elevation and like for like replacement roof lights and rainwater pipes to the rear. Repairs do not require consent, but are included on the drawing for completeness.

In addition, new safety and security lighting and CCTV shall be installed, front and rear, along with new access controls for entry points, discreetly located. To the rear gardens, timber fencing would be removed with brick walls lowered and new planting added.

The location of the ASHP shown on the Proposed Site Plan 742-MICA-GC-ZZ-DR-A19110-PL1 hereby approved is indicative only. A condition added to this decision shall require full details of the ASHP, any enclosure and noise impacts assessment prior to the relevant part of the works.

The Council Conservation Officer was consulted on the scheme and recommended conditions which have been added to this decision.

The proposals are not considered to have any harmful impact on neighbouring

residential amenity in terms of loss of light, privacy or outlook.

No objections were received prior to the determination of this application. 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 building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the 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, A4, CC1, CC2, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with 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) 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