

Application ref: 2024/0904/P  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 28 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

IPA Architects  
64 Kings Road  
Teddington  
TW11 0QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Woburn Place**  
**London**  
**WC1H 0LQ**

Proposal:  
Replacement of timber frame shopfronts and glass louvre fins on Woburn Place and Bernard Street elevations with powder coated aluminium frame shopfronts and louvres.

Drawing Nos:  
(24022.EX-) 001\_00, 002\_01, 100\_01, 300\_02, 301\_02; (24022.PL-)002\_02, 100\_01, 300\_01, 301\_02, 4000\_00; 24022.SH.600\_01; Cover Letter from IPA Architects (ref. 22074/04A/ff/RVW) dated 06/03/24.

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:

(24022.EX-) 001\_00, 002\_01, 100\_01, 300\_02, 301\_02; (24022.PL-)002\_02, 100\_01, 300\_01, 301\_02, 4000\_00; 24022.SH.600\_01; Cover Letter from IPA

Architects (ref. 22074/04A/ff/RVW) dated 06/03/24.

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 The colour of window frames and louvres hereby approved shall match, and thereafter be permanently retained and maintained as such.

Reason: In order to minimize the impact on the appearance of the building and local environment 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:

The proposal, involving minor alterations to window frames and louvres on the ground floor frontages of Woburn Place and Bernard Street elevations, are considered to be acceptable in terms of their design, colour, material and location, and would preserve the character and appearance of the host building, wider streetscene and Bloomsbury Conservation Area.

The proposed louvres are not associated with any mechanical plant, but rather, are intended to provide natural airflow into and out of the premises. All frames and louvres are proposed to match each other in colour; in this case, dark-brown (RAL 8019) to closely relate to solid timber doors which exist on each elevation. A condition is attached to this approval to ensure that the colour of frames and louvres match, and are thereafter permanently retained and maintained in this way.

There are no amenity concerns to residential properties as a result of the proposal given the minor nature of the changes to existing frontages.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were 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 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, D1, D2 and D3 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 2023.

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



Daniel Pope  
Chief Planning Officer