

Application ref: 2024/2123/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21 Bloomsbury Street
London
WC1B 3HF**

Proposal: Details (drawings and materials) of windows and doors pursuant to condition 4 of planning permission 2022/4361/P granted on 09/08/2023 for 'Alterations to existing building comprising: rear extension at second to fifth floor levels with associated terraces, relocation of existing sixth floor/roof-top plant enclosure and erection of an additional (sixth storey) of offices on the existing roof (with new dormer windows and louvres in the Bedford Avenue and Bloomsbury Street roofs to serve the new sixth floor extension) formation of pavilion, external terraces and green roof at sixth floor level and on roof of new sixth floor extension (and an extended lift over-run), replacement of windows; alterations to entrances; replacement of faux chimney stacks and associated works'

Drawing Nos: Ground Floor Winter Garden, South Elevation L02 + L03, South Elevation L04 + L05, West Elevation L06, South Elevation L06, Windows, Extension L07, Extension L07, Windows, Extension L07, Extension L07, Dormers + Mansard Roof, Brick Samples, Condition 4 Update June 2024 (Stiff & Trevillion)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving details:

Condition 4 of planning permission 2022/4361/P granted (subject to a legal

agreement) on 09/08/2023 requires a) drawings and materials of the windows and doors and b) details of facing bricks to be submitted, approved and implemented

The submission details include historic sash and casement windows which demonstrate an overall balance to the geometry of the windows that is in keeping with the existing overall aesthetic of the facade. The new dormer windows conform to the latest guidance from Historic England with regard to exterior glazing. The Crittal windows achieve the proportions and balance of the existing windows.

Details of the glazing to the winter garden/terraces at the rear are included. The full height/aluminium framed glazing would be situated at the rear, facing the rear elevations of neighbouring properties and it would not affect the appearance of the Conservation Area in the public domain.

Composite metal timber doors and metal handrails are proposed for the new, contemporary roof additions (window details are also submitted). These are would be on the new, contemporary addition and they would not affect the existing elevations.

Matching mottled bricks and raked grout pointing are proposed for the rear extension. The proposed bricks for the chimneys (Ibstock Sample - Handmade Light Red Multi - A4303A) would also match the existing bricks and are thus considered to be acceptable.

The Council's Conservation Team has reviewed the submitted details and considers that the character and appearance of the Conservation Area would be preserved.

As such, the proposals comply with policy D2 of the LB Camden Local Plan 2017. The proposals also comply with the London Plan 2021 and the NPPF 2023.

- 2 You are reminded that conditions 8 (opaque screens) and 11 (cycle parking) of planning permission 2022/4361/P, granted (subject to a legal agreement) on 09/08/2023 are outstanding and require details to be submitted and approved.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer