

Application ref: 2024/3133/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
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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

Burd Haward Architects
24 Wolsey Mews
London
NW5 2DX
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat D
55 Oakley Square
London
NW1 1NJ

Proposal:

Replacement of non-original single-glazed window sashes with slimline double-glazed sashes within existing sash boxes to front and rear elevations at second and third floor level.

Drawing Nos: DAS and Heritage Impact Assessment_Rev A; 2438_E01_P2, 2438_E02_P1, 2438_E03_P2, 2438_P01_P2, 2438_P02_P2

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

DAS and Heritage Impact Assessment_Rev A; 2438_E01_P2, 2438_E02_P1, 2438_E03_P2, 2438_P01_P2, 2438_P02_P2

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The subject building at 55 Oakley Square is one in a terrace of 5 townhouses that are Grade II Listed on the National Heritage List for England (No. 1322080) and located in the Camden Town Conservation Area. The symmetrical three-storey terrace was constructed c.1845-1859 in yellow stock brick with raised channelled stucco ground floors with entrance porticos over basements. The traditional fenestration pattern consists of 2-over-2 timber sashes in a hierarchical arrangement of arched and square head units with moulded architraves and console-bracketed pediments. The subject building at No.55 is mid-terrace and has been subdivided into flats with the application works relating specifically to the upper Second and Third Floor maisonette Flat D.

The proposed application works relate to the replacement of the Flat D's single-glazed sashes within x7 windows with new 12mm slimline double glazed sashes. The existing sash joinery is not original historic fabric with three windows (W1, 2 and 6) having modern rectilinear horn profiles.

Introduction of slimline double-glazing may present a minor visual variation with the neighbouring single-glazed joinery both within the host townhouse and along the rest of the terrace. However in this specific case, the units will be located on the less prominent secondary upper levels (above a continuous cornice in the case of the front elevation), will be fitted into the retained box frames, will use matching painted timber frames with structural 2-over-2 glazing bar divisions, and will reintroduce a more historically accurate horn detail.

Incurred visual discrepancies from the change in glazing are considered to be adequately balanced by the reinstatement traditional horn profiles and the enhanced consistency in detail across the terrace's primary elevation.

The proposal would therefore cause no harm to the special architectural and historic interest of the listed building or to the character and appearance of the Camden Town Conservation Area.

The application has been advertised in the press and by a site notice whereby there were no consultation objections. One letter of support for the proposals was received on 12 August 2024.

- 2 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 listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 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.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.
- 5 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:

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

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