

Application ref: 2024/4181/P  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: [Geri.Gohin@Camden.gov.uk](mailto:Geri.Gohin@Camden.gov.uk)  
Date: 26 November 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)

Mr George Pugh  
37 Weston Park  
London  
N8 9SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**294 Gray's Inn Road**  
**London**  
**WC1X 8DX**

Proposal:

Replacement of 5 uPVC windows with timber sash windows to the 1st floor front and side elevations.

Drawing Nos: Site Location Plan; Floor Plan; Existing and Proposed Front Elevation; Existing and Proposed Side Elevation; Existing Window Section (not to scale); 2OF2 Revision A; Photographs of existing windows (x 5 pages); Window Specification (x 6 pages); Design and Access Statement dated 03/10/2024.

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: Site Location Plan; Floor Plan; Existing and Proposed Front Elevation; Existing and Proposed Side Elevation; Existing Window Section (not to scale); 2OF2 Revision A; Photographs of existing windows (x 5 pages); Window Specification (x 6 pages); Design and Access Statement dated 03/10/2024.

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 permission.

The host building is a three-storey building on the eastern side of Gray's Inn Road, on a corner site at the junction of Frederick Street and Gray's Inn Road. The site comprises a commercial unit at ground floor and residential units at upper floor levels. It is identified as a positive contributor in the Bloomsbury Conservation Area Appraisal adopted in April 2011 where the area is described as "smaller scale 19th century buildings".

The proposed replacement windows (two on the front elevation and three on the Frederick Street side elevation, all on the first-floor level) would match as closely as possible other existing windows within the building in terms of colour, frame sizes, design, and proportions. The only difference would be in terms of materials and opening method as the proposed windows would be timber sash windows. The re-introduction of original timber sash windows is a welcome improvement to the front and side elevations.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

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 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, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with the London Plan 2021; and the provisions of 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer