

Application ref: 2024/4285/L
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Date: 12 December 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

www.camden.gov.uk/planning

Mr Keith Lewis
9 Bron-Y-Mor
Barry
CF62 6SW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

2nd Floor Flat
22 Conway Street
London
W1T 6BF

Proposal:

Replacement of second-floor single-glazed timber sash windows to front elevation with double-glazed timber sash windows.

Drawing Nos: Location Plan (Planning Portal Reference: PP-13452788v1); Existing and Proposed Front Elevation; New Window sections (21st October 2024); NEW PROPOSED HORN DETAIL TAKEN FROM ONE OF THE ORIGINAL SASHES (21st October 2024); PROPOSED WINDOW SECTIONS (21st October 2024); EXISTING SASH SECTIONS (21st October 2024); EXISTING WINDOW SECTIONS (21st October 2024); NEW GLAZING BAR DETAIL SHOWING 22MM GLAZING BAR (10th December 2024)

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:

Location Plan (Planning Portal Reference: PP-13452788v1); Existing and Proposed Front Elevation; New Window sections (21st October 2024); NEW PROPOSED HORN DETAIL TAKEN FROM ONE OF THE ORIGINAL SASHES (21st October 2024); PROPOSED WINDOW SECTIONS (21st October 2024); EXISTING SASH SECTIONS (21st October 2024); EXISTING WINDOW SECTIONS (21st October 2024); NEW GLAZING BAR DETAIL SHOWING 22MM GLAZING BAR (10th December 2024)

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 application building is a grade II listed building situated in the Fitzroy Square Conservation Area, dating from the late eighteenth century. It is one of a pair of town houses, but also similar in appearance to a short terrace of houses at 14-20 Conway Street.

The building's special interest is partly derived from its front façade due to its architecture, façade hierarchy and its contribution to the wider terrace and townscape. The interior is also of special interest due to the plan form which demonstrates domestic living from the Victorian era.

The application seeks to replace two second-floor front elevation single-glazed timber sash windows with two double-glazed timber sash windows. An inspection of the existing windows confirmed that they were not historic.

The proposed windows would match the existing in terms of their materials, frame and glazing bar thicknesses. Whilst they will be double-glazed the visual impact of this will be minimal as they are positioned at high level in the front elevation of the property. As no historic fabric will be lost and the appearance of the building maintained, the works preserve the special interest of the listed building.

A site notice and press notice were published and Bloomsbury CAAC were consulted. No consultation responses were received.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 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 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).
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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)

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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:

<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