

Application ref: 2025/0266/L
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Date: 7 March 2025

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Mulalley
Teresa Gavin House
Southend Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Bourne Estate
Portpool Lane
London
EC1N 7UP

Proposal:

Discharge of condition 3 (a sample of the proposed conservation glass) of 2016/5704/L (Replacement of existing single glazed timber sliding sash/casement and crittall casement with double glazed timber sliding sash/casement to 12 residential blocks) dated 6/2/17.
Drawing Nos: Site location plan, IMG7393, glazing details

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

Conditions And Reasons:

Informative(s):

- 1 The site is a balcony-access brick housing estate of 1901-3 by LCC Architects, listed grade II and making a positive contribution to the Hatton Garden Conservation Area.

The applicant wishes to discharge condition 3 (a sample of the proposed conservation glass) of 2016/5704/L (Replacement of existing single glazed timber sliding sash/casement and crittall casement with double glazed timber sliding sash/casement to 12 residential blocks) dated 6/2/17.

The application is retrospective insofar as it applies to phases 1 and 2 of work which were begun by another applicant in 2018. The application is current insofar as it relates to phase 3 of the work, which has yet to be carried out by the applicant.

The applicant has submitted a panel of conservation-style double glazing, which is less thick than standard and has a wavy texture, which is considered suitable under the circumstances. The technical specification is "1 x layer of 4 Schott Restover glass panel(external), 12mm argon spacing and a 1 x layer of 4 Low E glass panel (internal face)".

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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. The proposed development also accords with the London Plan 2021.

- 2 You are advised that all conditions relating to listed building consent granted on 6/2/17 (2016/5704/L) which need details to be submitted, have been approved.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer