

Mr Wayel Ghaleb  
Studio U+A Ltd  
18-19 Jockeys Fields  
London  
WC1R 4BW

Application Ref: **2015/0340/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

7 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**18 Jockey's Fields**  
**London**  
**WC1R 4BW**

Proposal:  
Replacement of the front elevation windows at first, second and third floor.  
Drawing Nos:  
Existing Front Elevation , Proposed Front Elevation ; Aluminium Sections; Aluminium Sections 1; Aluminium Sections 2

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans : Existing Front Elevation , Proposed Front Elevation ; Aluminium Sections; Aluminium Sections 1; Aluminium Sections 2

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposal concerns the replacement of existing windows on the host building which is a contemporary style part two part three storey building with commercial use at ground floor and residential above. The proposal concerns the front elevation windows on the first, second and third floors of the building. The existing critical windows are to be replaced with aluminium windows. The proposed glazing bars and top lights, size, number, colour and siting of the windows would match the existing windows. The windows to be replaced are at high level and the replacement windows are considered sufficiently similar in design and relate sympathetically to the character and appearance of the host building and the Bloomsbury Conservation Area.

The proposed windows would use the same size openings and location as the existing windows, the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

33 neighbours were consulted. A site notice was displayed on 6th February 2015 and an advert placed in the Ham and High on 12th February 2015. One letter was received in support of the proposal. The site's planning history and relevant appeal decisions were taken into account when coming to this decision

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.6 & 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 & 126-141 of the National Planning Policy Framework.

- 2 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment