

Mr Glyn Emrys  
Emrys Architects  
CAP House  
9-12 Long Lane  
London  
EC1A 9HA

Application Ref: **2015/2295/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

22 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**307 The Dutch House  
High Holborn  
London  
WC1V 7LL**

Proposal:  
Replacement of front white single glazed metal windows with double glazed white metal windows.  
Drawing Nos: 3190/03, 3190/02, 3190/01,

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 3190/03, 3190/02, 3190/01.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed development is to replace the windows to the front of the dwelling from the 1st to the 8th floor, converting groupings of 4 pane windows into grouping of 3 paned windows with a wider central window pane. Replacement glazing is to be double glazed and window openings are to be tilt and turn. It is considered that the proposed replacement fenestration is in keeping with the character of the host building, the surrounding area, and the Bloomsbury conservation area.

The development could have some negative impact in terms of reducing the vertical elements of the front windows by creating wider central windows. However the proposed window layout would be similar to the window layout of the neighbouring No. 303-306 and the vertical elements would be maintained in the proposed configuration. Also, as part of the proposed works, the existing glazed ceramic tiled band between floors and existing brick façade would also be cleaned and the existing single glazed windows are to be replaced with double glazed windows contributing to an overall planning gain.

Given the surrounding mix of uses and the proposed alterations, it is not considered that the proposed alterations would not have a detrimental impact on neighbouring amenities. No objections were received prior to making this decision. 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], 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