

Mr Terence Kearney  
T Kearney Architects  
217 Mortlake Road  
Richmond  
TW9 4EW

Application Ref: **2015/3663/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

27 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Mecklenburgh Street**  
**London**  
**WC1N 2AH**

Proposal:  
Internal alterations to first flat, including replacement of rear windows.

Drawing Nos: 2015/06/PL1 dated June 2015.

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

2015/06/PL1 dated June 2015.

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

#### Informative(s):

- 1 Reasons for granting permission.

The existing windows are crittal casements and are not original. The proposed replacement windows at the rear would be aluminium casement. The existing windows appear to have been installed when the conversion to flats was undertaken on the row of listed properties. The rear elevation of the listed terrace appears to have a consistent installation of casement windows. The original windows would have been 6 by 6 double hung sash and the originals have been removed and bricked up. Therefore the replacement with the original windows would appear out of place with the surrounding properties given the overall consistency of the rear walls. Such works would have no impact on the amenity of any adjoining occupiers.

Whilst single glazed windows often contribute to the character of conservation areas, the double glazed units proposed are the same design and opening method as existing. The frames and glazing bars are the same widths as existing, and the proposed windows would have the same relationship with their reveals and thereby accord with Camden Planning Guidance. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Parkhill Conservation Area because of the design and materials proposed.

One objection was received and duly taken into account when making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 2015 consolidated with amendments 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