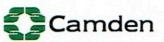


Mr Wayel Ghaleb Studio U+A Ltd 18-19 Jockeys Fields London WC1R 4BW



Regeneration and Planning Development Management London Borough of Camden Town Hall Judd Street London WC1H 8ND

Tel 020 7974 4444 Textlink 020 7974 6866

planning@camden.gov.uk www.camden.gov.uk/planning

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):

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.

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 crittal 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.

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

Level Stor

To Physical dipproval. Ref. 2015/0340/P FOR CHANGES SUBMITTED 2 SEP 2015 MARK -UP New Aluminas Frame Windows with double glozing to comply with ti current Bullding Regulations requirements... Frame colour grey to match existing steel windows Frame Proposed windows 2FV11 New Aluminu 18-19 Jockeys Fields, WC1R, London Front Elevation - Windows replacement proposal 1:60 @ A3 January 2015

SP

PLANNING APPROVAL REF.: 2003/5380/P

George Vasdekys Salisbury Jones Planning 33 Bassein Park Road London W12 9RW



Development Control Planning Services London Borough of Camden Town Hall Argyle Street London WC1H 8ND

Tel 020 7974 4444 Fax 020 7974 1680 Textlink 020 7974 6866

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Application Ref. 2009/5380/P Please ask for: Jonathan Markwell Telephone: 020 7974 2453

22 January 2010

Dear Sir/Madam

### DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

18 - 19 Jockey's Fields London WC1R 4BW

Proposal:

Change of use of part of second floor from office (Class B1) to alternative uses, either as two (1x1 bed & 1x2 bed) self-contained residential units (Class C3) or office (Class B1) uses.

Drawing Nos: Site Location Plan; PL-010 Rev R-O; PL-110 Rev R-O; PL-210 Rev R-O; PL-220 Rev R-O; Marketing Information from Morgan Lambert & Partners, dated March 2009.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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).

## Informative(s):

- Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street

Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste

- You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building and the subsequent operation of the use.
- 9 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), H1 (New housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B7 (Conservation areas), T3 (Pedestrians and cycling), T8 (Car free housing and car capped housing), T9 (Impact of parking) and E2 (Retention of existing business uses). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

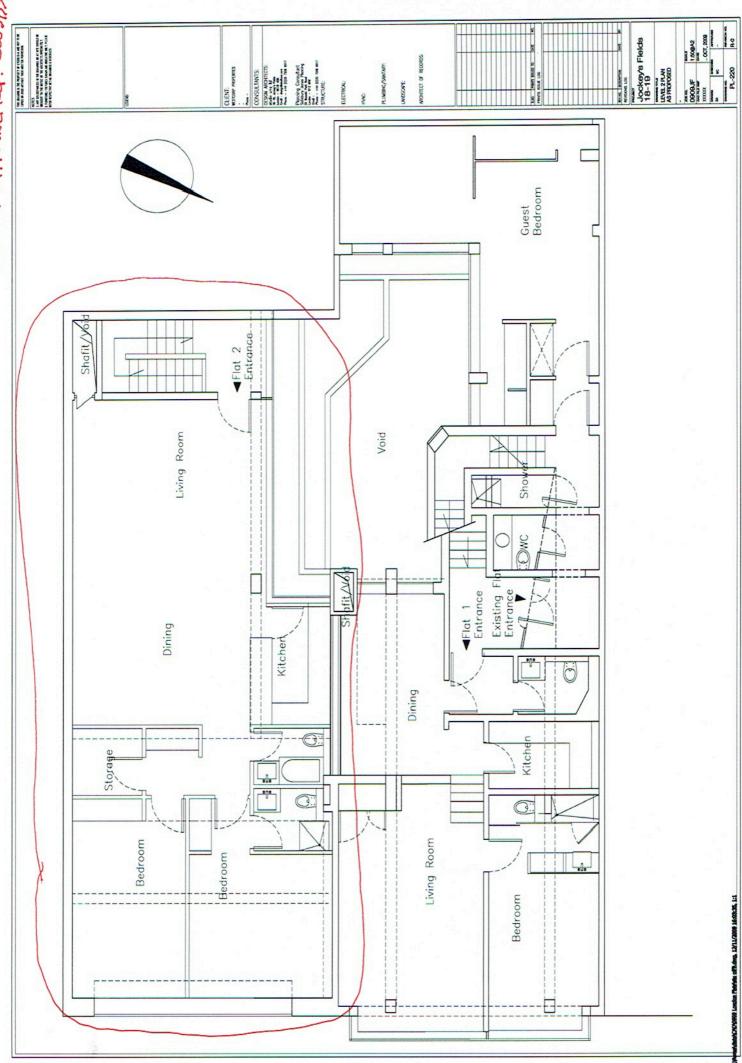
Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

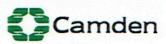
Yours faithfully

Rachel Stopard

Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to <a href="www.camden.gov.uk/planning">www.camden.gov.uk/planning</a>.





MARK-UP OF CHANGES TO APPLICATION
Ref. 2013/2993/P

Mr Wayel Ghaleb Studio U+A Ltd 18-19 Jockeys Fields London WC1R 4BW Regeneration and Planning Development Management London Borough of Camden Town Hall Judd Street London WC1H 8ND

Tel 020 7974 4444 Fax 020 7974 1930 Textlink 020 7974 6866

planning@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2013/2993/P
Please ask for: Hugh Miller
Telephone: 020 7974 2624

13 March 2014

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

18 Jockey's Fields London WC1R 4BW

## Proposal:

Change of use of part of first floor and part of ground floor from office (Class B1a) to alternative uses, either as two (1x2 bed & 1xstudio) self-contained residential units (Class C3) or office (Class B1a) uses, including window replacement to courtyard elevation plus erection of privacy screen

Drawing Nos: Location Plan; EL-120A; EL-220A; EL-320A; EL-420A; PL-010; PL-110; PL-210; PL-410; PL-310. EL-120; EL-220; EL-320; EL-429; PL-010A; PL-110A; Un-numbered window elevation; window detail; Design & Access Statement 16/5/2013.

The Council has considered your application and decided to grant permission subject to the following condition(s):

## Condition(s) and Reason(s):

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.

The obscure privacy screens hereby approved and shown on drawing (nos. PL110A and EL-420) shall be erected at first and second floor levels prior to the occupation of the flat units and shall be permanently maintained.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan; EL-120A; EL-220A; EL-320A; EL-420A; PL-010; PL-110; PL-210; PL-410; PL-310. EL-120; EL-220; EL-320; EL-429; PL-010A; PL-110A; Un-numbered window elevation; window detail; Design & Access Statement 16/5/2013.]

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

# Informative(s):

- 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).
- 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

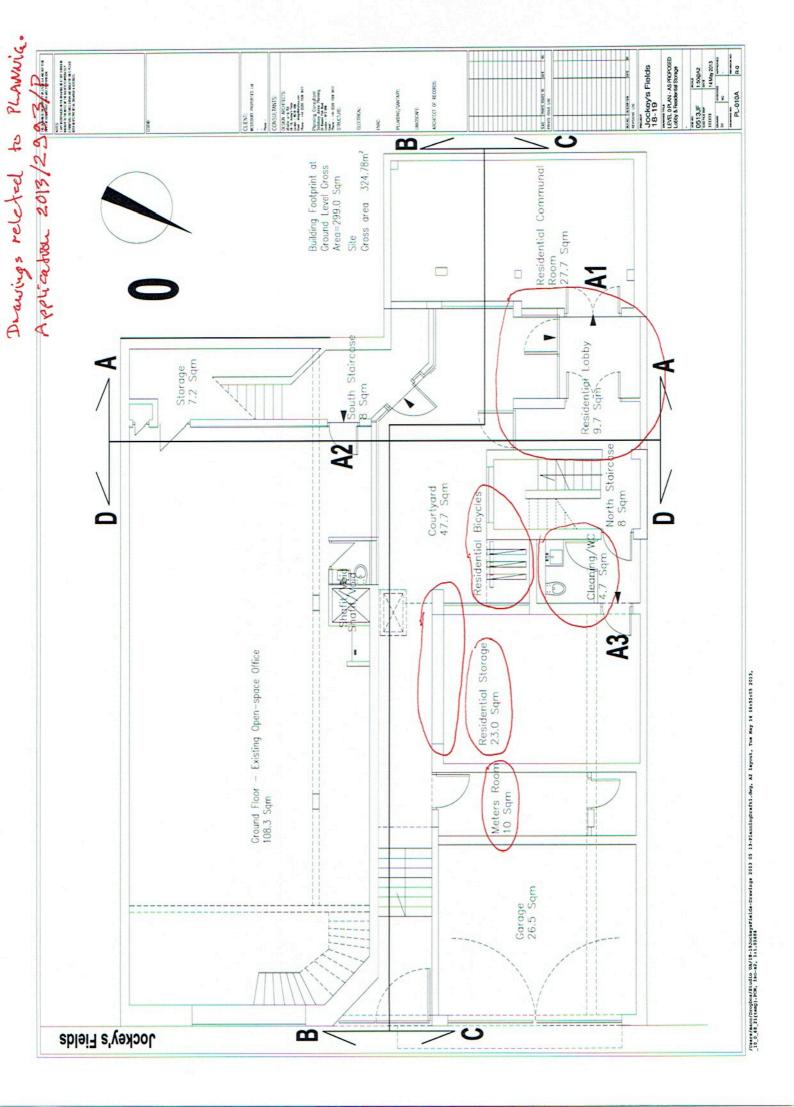
Rachel Stopard

Director of Culture & Environment

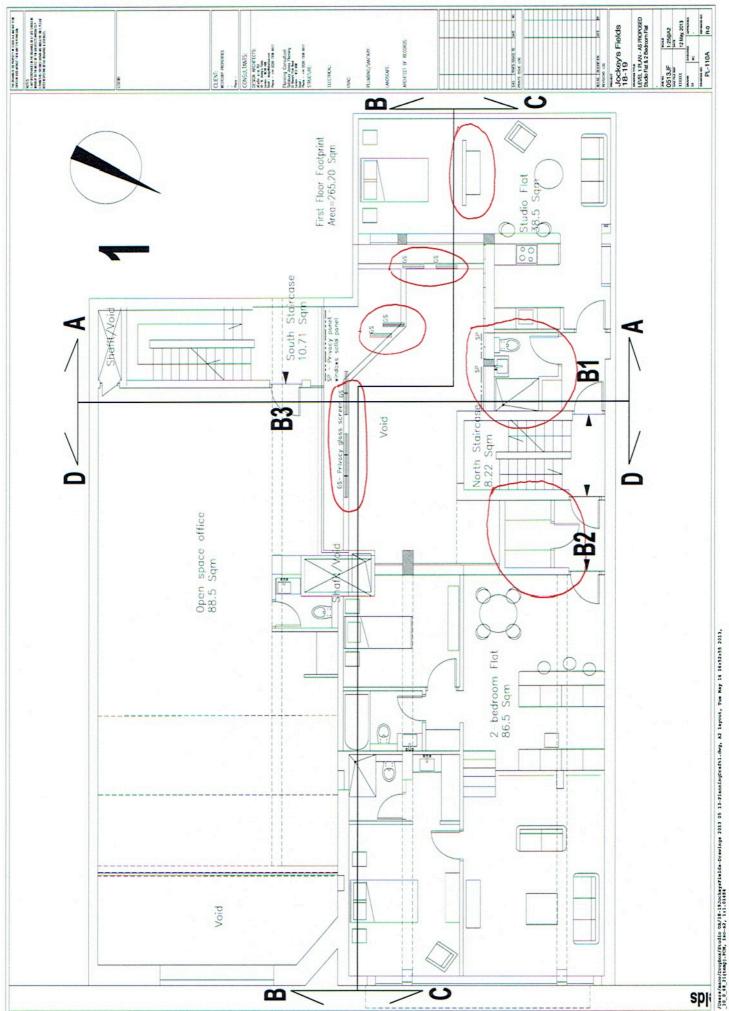
ulul Stopard

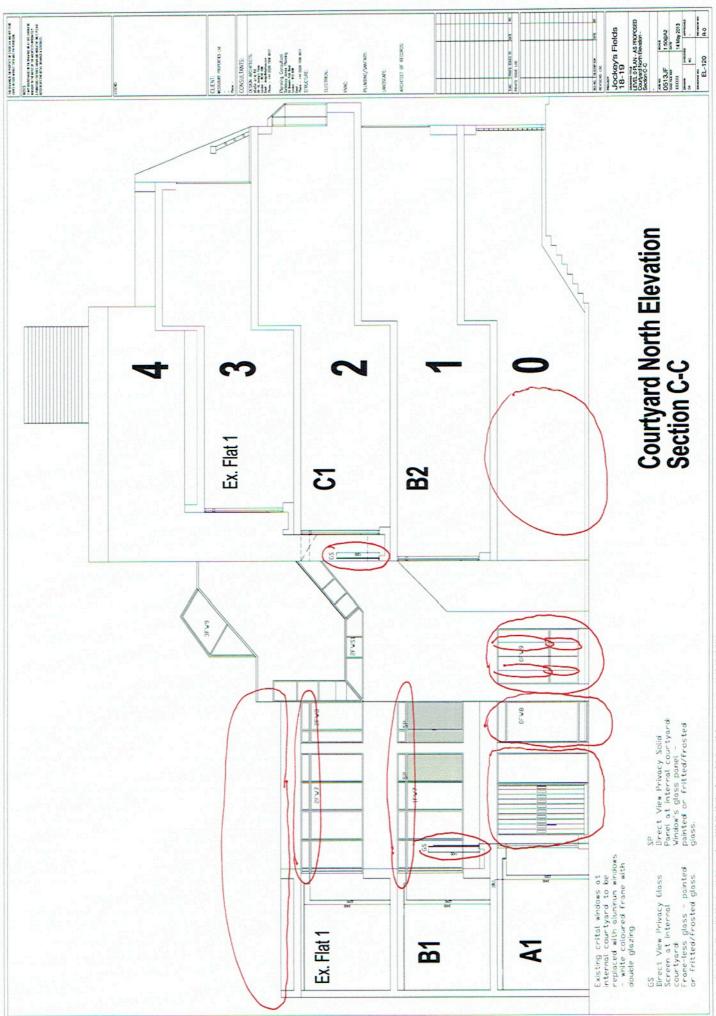
It's easy to make, pay for, track and comment on planning applications on line. Just go to <a href="https://www.camden.gov.uk/planning">www.camden.gov.uk/planning</a>.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our <u>online planning applicants' survey</u>. We will use the information you give us to monitor and improve our services.

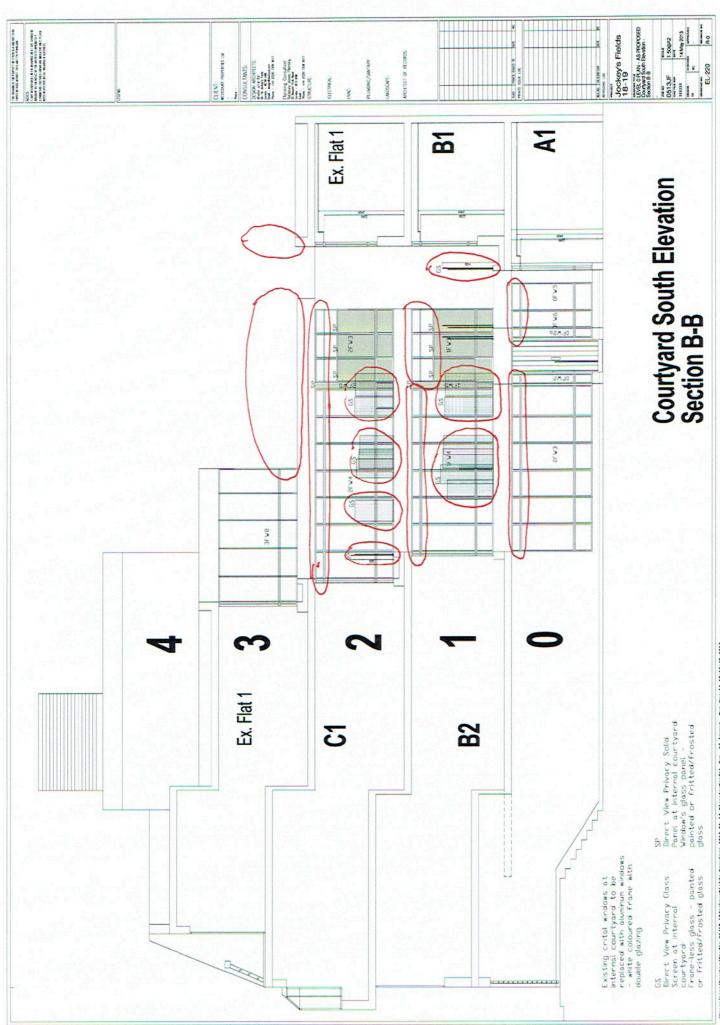


N

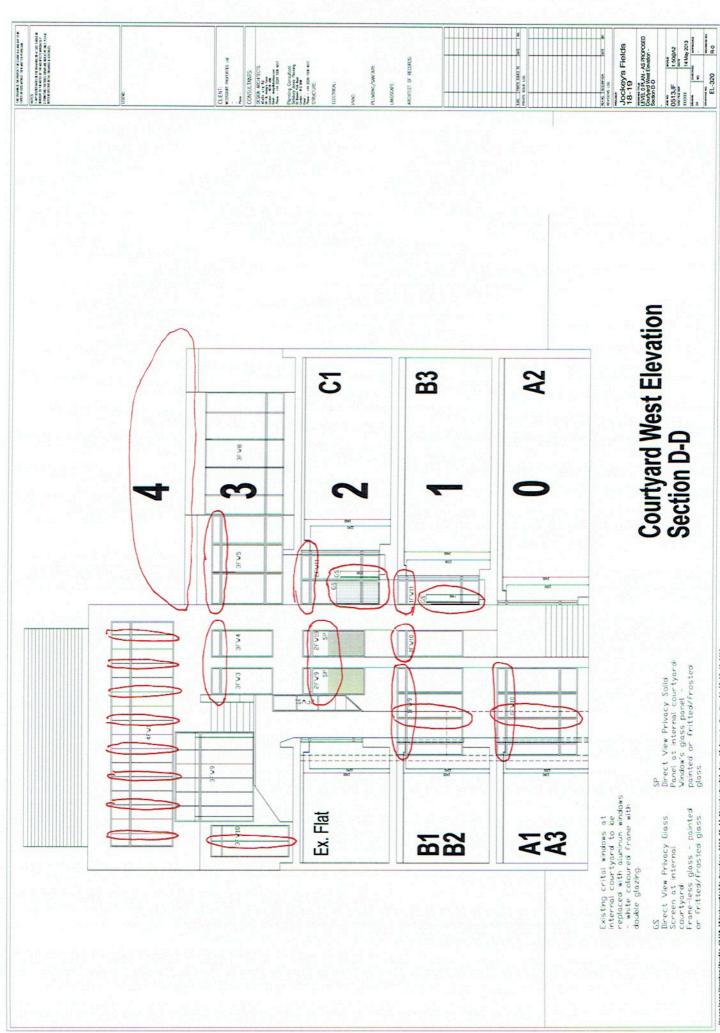


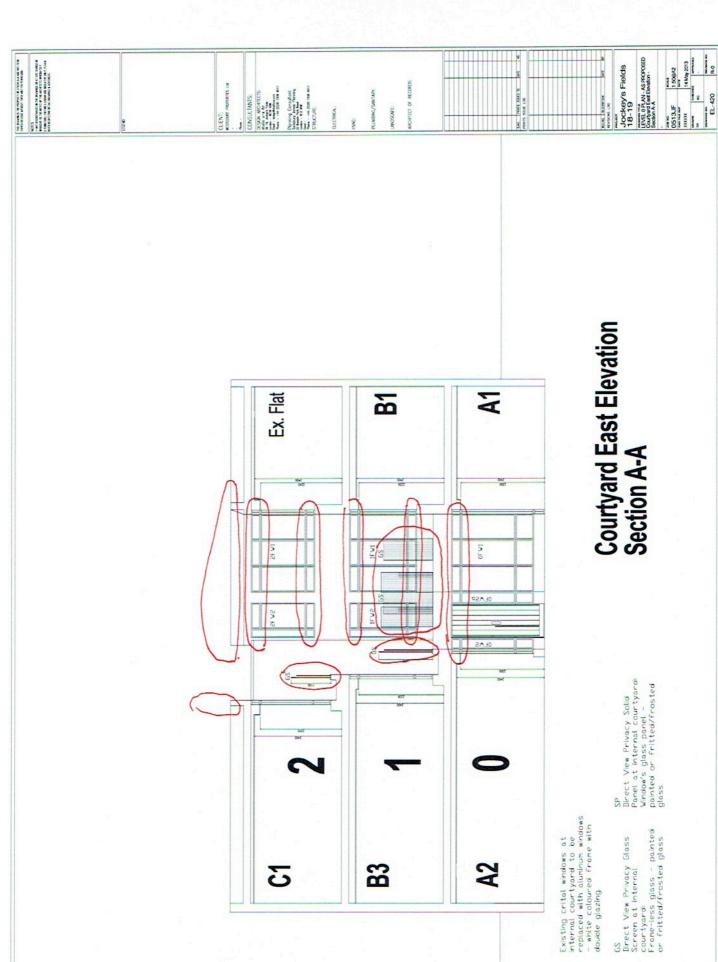


Constituco/Coopenificate GA/14-1530cksprisida-Grading 2013 63 13-21amilopratti.deg, A2 layout, Tee Kay 14 1711713 2013, \_16\_6.46\_21(temp).PGs, 160-22, 111.01484



Gestrianco/Grospierificatio BAJE-15-Scokeyrifelds-Gredings 2013 05 13-51andispirati.dep, A2 layest, Toe May 14 1744445 2013, \_\_10\_0.46\_21(comp.PCs, for-a2, 111.01448





GS Drect View Privacy Glass Screen at Internal Courtyardi Frane-less glass - painted or fritted/frosted glass

R

**B**3

 $\overline{c}$ 

Vostriance/Droppouffuelic GAVIs-18/colaspifields-Dresings 1913 95 13-Plandappreff...deg. al layout, Tos Kay 14 13:18:04 1913,