

Miss Rebecca Burnhams
Deloitte Real Estate
Deloitte Real Estate
Athene Place
66 Shoe Lane
London EC4A 3BQ

Application Ref: **2016/2131/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Gideon Schreier Wing
1-2 Endsleigh Street
London
WC1H 0DS

Proposal: Replacement of 3 x existing windows with 1 large window with sliding glazed doors at roof level.

Drawing Nos: 3000 L: 056 P4; 106 P13; 010 P6; 054 P6; 104 P19; 147 P6; 151 P6; 197 P12; 201 P11; 400 P7; 3000 A 1013 P2; Planning statement prepared by Deloitte dated April 2016; Heritage Statement prepared by Alan Baxter dated April 2016; Design and Access Statement prepared by Levitt Bernstein dated April 2016.

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: 3000 L: 056 P4; 106 P13; 010 P6; 054 P6; 104 P19; 147 P6; 151 P6; 197 P12; 201 P11; 400 P7; 3000 A 1013 P2; Planning statement prepared by Deloitte dated April 2016; Heritage Statement prepared by Alan Baxter dated April 2016; Design and Access Statement prepared by Levitt Bernstein dated April 2016

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

Informative(s):

- 1 Reason for granting permission

The proposal would replace 3 inset dormer windows with one large inset dormer window with sliding glazed doors and a maintenance door. The inset dormer would have a planter between the proposed glazed doors and the existing parapet. It would not be a prominent feature in the streetscape or in longer views and would preserve the roofslope. The dormer would align with the arrangement of windows directly below. The proposed materials (powder coated metal frames) are considered appropriate. The host building is not identified as a positive contributor in the conservation area statement and the submitted heritage statement indicates that the building makes a neutral contribution. The Council accepts the proposed dormer would have a neutral impact on the Bloomsbury Conservation Area. Planning permission (reference: 2014/5034/P) was granted 4 November 2014 for the recladding and an additional storey to the application site. Taken together with the consented scheme (which would integrate the front elevation of the Gideon Schreier Wing more successfully and sympathetically into its surroundings) the cumulative impact of the proposals would have a beneficial impact on the Bloomsbury Conservation Area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Planning (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.

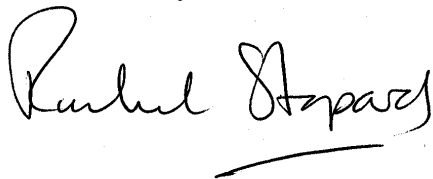
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Executive Director Supporting Communities