

Peter Wraight  
2PM Architects  
124 Boundary Road  
London  
WC1N 2AH

Application Ref: **2016/3422/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

1 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**6 Mecklenburgh Street**  
**London**  
**WC1N 2AH**

Proposal: Replacement of window with timber sash and boiler flue at 2nd floor level to the rear of property (Class C3).

Drawing Nos: (Prefix 2-EX-) 1-01, 2-01, 3-01, 3-02, 4-01; (Prefix 2-PP-) 1-02, 2-01, 3-01, 3-02, 4-01; and Design, Access and Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: (Prefix 2-EX-) 1-01, 2-01, 3-01, 3-02, 4-01; (Prefix 2-PP-) 1-02, 2-01, 3-01, 3-02, 4-01; and Design, Access and Heritage Statement.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including drawings (including sections) at 1:10 of the replacement rear window (including jambs, head and cill), and ventilation grill/boiler flue.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

#### Informatives:

- 1 Reasons for granting permission.

The proposed alterations would remain sympathetic to the host dwelling and would not detract from the character of the host property in terms of its size, scale or design. The development would not alter the use of the flat or include any further sub-division of the property. The alterations to the rear window and flue would help to realign the rhythm of fenestrations, minimise visual clutter and improve the overall appearance of the rear elevation of the property; which has suffered from insensitive historic alterations. The replacement of the original brick arch and painted cill would further help restore unity across the rear elevation of the row and is thus welcomed.

The materials and design of the replacement window is considered appropriate in principle however in order to ensure that these windows are designed in a manner which is as sympathetic as possible to the host property, a condition has been recommended for the submission of more detailed drawings of this element for

further assessment. Subject to the recommended conditions, the proposed alterations are not considered to detract from the character and appearance of the Grade II listed dwelling or the Bloomsbury Conservation Area.

The proposed alterations would not cause substantial harm to the residential amenities of any neighbouring occupier.

No objections have been received prior to making this decision. The planning history has been taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 the London Plan 2016; and the National Planning Policy Framework

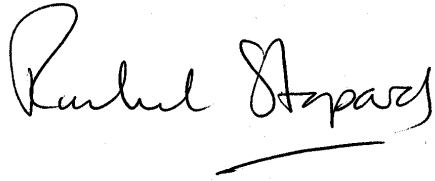
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 3 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).
- 4 A full assessment of the impact of the proposed works upon the Grade II listed building was made under Listed Building Consent application 2016/3797/L.

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

A handwritten signature in black ink, appearing to read "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard  
Executive Director Supporting Communities