

Miss Lisa Freedman
Faithful and Gould
Euston Tower
286 Euston Road
London
NW1 3AT

Application Ref: **2016/1775/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

2 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
John Adams Hall
15 Endsleigh Street
London
WC1H 0DP

Proposal:
Replacement of 9 crittall windows with new crittall windows on the ground floor rear extension.

Drawing Nos: UCL_JAH_P01; UCL_JAH_P02; UCL_JAH_P03; UCL_JAH_P04;
UCL_JAH_P05; UCL_JAH_P06; UCL_JAH_P07; UCL_JAH_P09; UCL_JAH_P10;
UCL_JAH_P11; UCL_JAH_P12; UCL_JAH_P13; 8621/1; Heritage Statement.

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: UCL_JAH_P01; UCL_JAH_P02; UCL_JAH_P03; UCL_JAH_P04; UCL_JAH_P05; UCL_JAH_P06; UCL_JAH_P07; UCL_JAH_P09; UCL_JAH_P10; UCL_JAH_P11; UCL_JAH_P12; UCL_JAH_P13; 8621/1; Heritage Statement.

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

Informative(s):

- 1 Reasons for granting permission.

Camden Supplementary Planning Guidance (CPG1 Design, paragraph 4.7) states that where crittall/steel is the traditional window material, crittall/steel replacements should be sought. The proposed window frames would be constructed from crittall/steel. The new windows would match the originals as closely as possible in terms of type, glazing pattern and proportions (including the shape, size and placement of glazing bars), opening method, materials and the overall size of the window openings. As such, the proposal would not harm the character or appearance of the host building or wider Conservation Area.

There are no amenity concerns as a result of this proposal in terms of loss of privacy as the proposed windows are replacing existing ones and no new window openings are proposed.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2015.

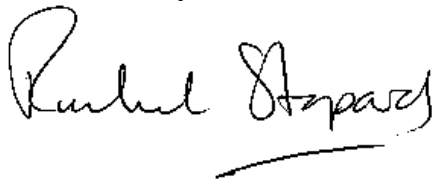
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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