

Mr Paul Skeet
8 Kohat Road
London
SW19 8LD

Application Ref: **2016/5793/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

8 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
2nd Floor
22 Cleveland Street
London
W1T 4JB

Proposal:

Replacement of 3 double-glazed timber framed sash windows at 2nd floor level on Cleveland Street elevation and 1 double-glazed top-hinged timber framed casement window at 2nd floor level on Tottenham Street elevation with 4 single-glazed timber framed sliding sash windows.

Drawing Nos: Site location plan; (JP1-)PD100, PD200; Heritage Statement submitted 25/10/2016.

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 1 year 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (JP1-)PD100, PD200; Heritage Statement submitted 25/10/2016.

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

Informative(s):

- 1 Reasons for granting permission:

The principal considerations material to the determination of this application are (1) the impact of the proposal on the grade II listed host building & adjoining terrace of listed buildings, any features of special architectural or historic interest, and the character and appearance of the wider streetscape and Charlotte Street conservation area; and (2) to any possible adverse impact on the amenity of occupiers of the development site/surrounding premises.

The proposals seek to replace 3 unauthorised double-glazed timber framed sash windows at 2nd floor level on the Cleveland Street elevation and 1 unauthorised double-glazed top-hinged timber framed casement window at 2nd floor level on the Tottenham Street elevation with 4 single-glazed timber framed sliding sash windows. Given that all replacement windows will be single-glazed, as well as, in terms of the materials, frame sizes, design and proportions, it is considered that the replacement windows would preserve the special architectural and historic interest of the listed building and would improve the character and appearance of the Charlotte Street conservation area, and as such, the proposals are in accordance with Council policies and guidelines, and are acceptable.

In order to ensure that any approved replacement windows are implemented and completed in a timely fashion and in accordance with the approved drawings, thereby addressing any possible breach of planning control in this regard, a condition is recommended that limits the implementation period to 1 year.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light as the proposed windows will replace existing windows.

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

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2010; and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan 2016, and the National Planning Policy Framework 2012.

2 ENFORCEMENT ACTION TO BE TAKEN

The Executive Director Supporting Communities will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control should the unlawfully installed 2nd floor windows that are the subject of this application not be replaced as set out in these proposals within 2 months from the date of this decision.

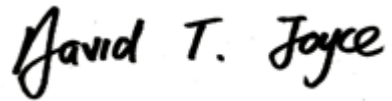
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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

A handwritten signature in black ink that reads "David T. Joyce". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Executive Director Supporting Communities