

Mr Paul Skeet  
8 Kohat Road  
London  
SW19 8LD

Application Ref: **2016/5849/L**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

8 December 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted and Warning of Enforcement Action

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

Proposal:

Alterations in connection with the 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of one 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 and internal works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent:

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 and its features of special architectural or historic interest, under s.16 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.

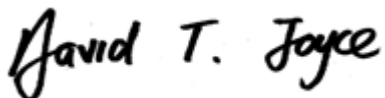
## 2 ENFORCEMENT ACTION TO BE TAKEN

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.

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 signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities