

45 Old Gloucester Road
2014/3608/P & 2014/3622/L



2014/3608/P & 2014/3622/L 45 Old Gloucester Street site photographs



Rear of property with 20th century single storey addition



Example existing window

Delegated Report		Analysis sheet		Expiry Date:		24/07/2014	
(Members Briefing)		N/A		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Karen Scarisbrick				1. 2014/3608/P 2. 2014/3622/L			
Application Address				Drawing Numbers			
45 Old Gloucester Street London WC1N 3AD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing wooden Crittal windows and door set to rear kitchen and lobby to single storey rear extension.							
Recommendation(s):		1. Grant conditional permission 2. Grant listed building consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	54	No. of responses	01	No. of objections	00
Summary of consultation responses:		A site notice was erected on 20/06/2014 with an expiry of 11/07/2014. A press notice was published on 26/06/2014 with an expiry of 17/07/2014. One representation was received which highlighted that whilst no objection to the proposal – works are almost complete. Officer response: Works for which consent is sought had not commenced at the time of site visit in July 2014.					
CAAC/Local groups comments:		Bloomsbury CAAC: Object to the application as insufficient detail regarding the Crittal windows. Officer response: Full plans have been submitted which show sufficient details for the proposed works.					

Site Description

The application site relates to a Grade II listed, 18TH Century, mid terrace property which makes a positive contribution to the Bloomsbury Conservation Area. The property is in use as HMO accommodation for hotel employees.

Relevant History

No relevant planning history.

Relevant policies

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2013)

CPG1 - Design

CPG6 – Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Revisions

1.4 Following conservation officer advice, revised plans were submitted during the course of the application which removed replacement windows on the front elevation of the building (which benefit from shutters) and have introduced the use of Slimlite glazing.

2. Proposal

2.1 Planning permission and listed building consent is sought for 3no. replacement windows and 1no. door set within the rear 20th century single storey extension to the listed building.

2.2 Windows and doors are currently steel framed single glazed and would be replaced by timber double glazed units. Replacements are sought to improve thermal efficiency within the building.

2.3 The main consideration is the impact upon the character and appearance of the listed building and surrounding conservation area. There would be no impact upon neighbouring amenity or privacy given that windows are existing.

3. Impact upon Listed Building and surrounding Conservation Area

3.1 Permission would not typically be given for double glazed windows to a listed building however, as the proposal would not be to the original listed building but the modern 20th century extension which is very enclosed, on balance the proposed new windows and doors are deemed acceptable in this instance.

3.2 The proposal would not harm the special interest of the listed building and conserves and enhances the character of the conservation area.

4. Recommendation

4.1 Grant conditional permission and listed building consent.

DISCLAIMER: Decision route to be decided by nominated members on Monday 18 August 2014. For further information please click [here](#)

Carlile Associates
Carlile Associates
Alto House
29-30 Newbury Street
London
EC1A 7HZ

Application Ref: **2014/3608/P**
Please ask for: **Karen Scarisbrick**
Telephone: 020 7974 6519

13 August 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45 Old Gloucester Street
London
WC1N 3AD

DECISION

Proposal:
Replacement of existing wooden Crittal windows and door set to rear kitchen and lobby to single storey rear extension.
Drawing Nos: 4464/01/D10, 4464/01/21/A
Site plan, 4464/01/11

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: Site plan, 4464/01/D10, 4464/01/11, 4464/01/21/A.

Reason:

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

Informative(s):

- 1 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).
- 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.

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
Director of Culture & Environment

DRAFT

DECISION

Carlile Associates
Alto House
29-30 Newbury Street
London
EC1A 7HZ

Application Ref: **2014/3622/L**
Please ask for: **Karen Scarisbrick**
Telephone: 020 7974 6519

13 August 2014

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
45 Old Gloucester Street
London
WC1N 3AD

DECISION

Proposal:
Replacement of existing wooden Crittall windows and door set to rear kitchen and lobby to single storey rear extension.
Drawing Nos: 4464/01/D10, 4464/01/21/A
Site plan, 4464/01/11

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans : Site plan, 4464/01/D10, 4464/01/11, 4464/01/21/A.

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

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard

Director of Culture & Environment

DRAFT

DECISION