

Mr George Gardner
Baily Garner
146-148 Eltham Hill
Eltham
London
SE9 5DY

Application Ref: **2016/5704/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

1 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Bourne Estate
Portpool Lane
Camden
London
EC1 7UE**

Proposal:

Replacement of existing single glazed timber sliding sash/casement and crittall casement with double glazed timber sliding sash/casement to 12 residential blocks.

Drawing Nos: P49A Nigel Existing Elevations; P50A Nigel Proposed Elevations; P51A Nigel Existing Window Schedule; P52A Nigel Existing Window Schedule 2; P53A Nigel Proposed Window Schedule ; P54A Nigel Proposed Window Schedule 2
P55A Laney Existing Elevations; P56A Laney Proposed Elevations; P57 Laney Existing Window Schedule; P58A Laney Existing Window Schedule 2; P59A Laney Existing Window Schedule 3; P60 Laney Proposed Window Schedule; P61A Laney Proposed Window Schedule 2; P62A Laney Proposed Window Schedule 3
P63 A Redman Existing Elevations 36 & 37; P64 A Redman Existing Elevations 36A-37E; P65 A Redman Proposed Elevations 36 & 37; P66 A Redman Proposed Elevations 36A-37E; P67 A Redman Existing Window Schedule; P68 A Redman Existing Window Schedule 2; P69 A Redman Proposed Window Schedule; P70 A Redman Proposed Window Schedule 2; P77 A Redman Existing Window Schedule 3; P78 A Redman



Proposed Window Schedule 3

P71C Proposed Sliding Sash Window Sections; P72D Proposed Casement Window Sections

P73A Existing Casement; P74B Proposed Casement; P75A Existing Sash Window Detail; P76A Proposed Sash Window Detail

Cover Letter Baily Gardner dated 04.01.16

PL73 Location Plan

Design & Access Statement for Replacement and Existing Windows and Curtain Walling by Baily Gardner dated 22.11.16

Design and Access Statement by Bailey Garner dated December 2016 (Rev A)

Historic Building Report by Donald Insall Associates dated December 2016

P01A Radcliffe Existing Elevations A-C; P02A Radcliffe Existing Elevations D-F; P03A Radcliffe Proposed Elevations A-C; P04A Radcliffe Proposed Elevations D-F; P05A Radcliffe Existing Window Schedule; P06A Radcliffe Existing Window Schedule 2; P07A Radcliffe Proposed Window Schedule ; P08A Radcliffe Proposed Window Schedule 2

P09B Buckridge House Existing Elevations A-D; P10B Buckridge House Proposed Elevations A-D; P11A Buckridge Existing Window Schedule; P12A Buckridge Proposed Window Schedule

P13A Scrope Existing Elevations; P14A Scrope Proposed Elevations; P15A Scrope Existing Window Schedule; P16A Scrope Proposed Window Schedule

P17A Frewell Existing Elevations; P18A Frewell Proposed Elevations; P19A Frewell Existing Window Schedule; P20A Frewell Proposed Window Schedule

P21 Denys Existing Elevations ; P22 Denys Proposed Elevations; P23 Denys Existing Window Schedule; P24 Denys Proposed Window Schedule

P25 Skipwith Existing Elevations; P26 Skipworth Proposed Elevations; P27 Skipworth Existing Window Schedule; P28 Skipworth Proposed Window Schedule

P29 Ledam Building Existing Elevations; P30 Ledam Proposed Elevations; P31 Ledam Existing Window Schedule 1; P32 Ledam Existing Window Schedule 2; P33 Ledam Proposed Window Schedule 1; P34 Ledam Proposed Window Schedule 2

P35 Shene Existing Elevations; P36 Shene Proposed Elevations; P37 Shene Existing Window Schedule; P38 Shene Proposed Window Schedule

P43A Kirkeby Existing Elevations; P44A Kirkeby Proposed Elevations; P45 Kirkeby Existing Window Schedule; P46 Kirkeby Existing Window Schedule 2; P47A Kirkeby Proposed Window Schedule; P48A Kirkeby Proposed Window Schedule 2

The Council has considered your application and decided to grant Listed Building Consent 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 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 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Notwithstanding the hereby approved plans, details including manufacture specification and a sample of the proposed conservation glass, shall be submitted to and approved in writing by the local planning authority prior to commencement of development.

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.

- 4 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 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site relates to 12 residential blocks within the Bourne Estate; all of which are Grade II listed buildings and within the Hatton Garden Conservation Area. The Bourne Estate is one of the key examples of early and innovative housing estates by the LCC, designed by the LCC Architects Department and built 1905-9.

The current proposals include replacement of all of the timber sashes and timber casements to the 12 blocks within the estate with double glazed replicas. The existing small crittalls will be refurbished and the existing larger crittalls to the rear of Redman will be replaced with timber casements to match other replacements casements.

The replacement of the single glazed windows with double glazing is justified on the basis that the significance of the buildings is not primarily the fabric (specifically

the early 20th century windows), but the fact that the estate is an early example of social housing in London, in relation to the layout and design. Furthermore the window are to be like for like replacements set within the existing reveals and to the same design and detail, they will therefore have neutral impact on the significance of the buildings. In addition, the existing windows area of poor quality, in a bad state of repair and only of early 20th century fabric. The proposal would also provide a public benefit of thermal performance and sound insulation on a very large scale, enhancing the lives of 1000's of people.

For these reasons, the proposal would cause less than substantial harm to the buildings and would bring considerable benefits to the estate as noted above.

Public consultation was undertaken by placement of a press notice and site notice. One response has been received in support of the proposals. The site's planning history was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

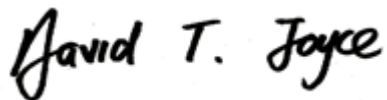
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building 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, 5 Pancras Square, London, N1C 4AG, (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 Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (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.

- 5 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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