

Mr Gideon Purser
Chris Dyson Architects LLP
74 Commercial Street
London
E1 6LY

Application Ref: **2017/1427/P**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

12 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
51 Sidmouth Street
London
WC1H 8JX

Proposal: Replacement of existing windows to rear elevation with timber double glazed casement windows; removal of existing French doors at rear lower ground floor level and replacement with a double-glazed casement window.

Drawing Nos: Site Location Plan 0010; 1150-00; 1151-00; Design & Access Statement prepared by Chris Dyson Architects, dated March 2017.

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 if in CA] 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 Location Plan 0010; 1150-00; 1151-00; Design & Access Statement prepared by Chris Dyson Architects, dated March 2017.

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.
- 3 Reasons for granting permission.

51 Sidmouth Street is four storey terraced house original built 1807-1818, listed as a group with at Grade II with nos. 53 and 55. The property lies within the Bloomsbury Conservation Area.

The proposals involve the replacement of existing aluminium windows to the rear elevation and existing French doors to the side elevation of the existing closet wing at ground floor level with timber framed double-glazed casement windows. The use of double glazing within this Grade II listed building is considered to be appropriate in this instance due to the extensive post-war reconstruction of the house. The existing window units do not contribute towards the character and appearance of

the Bloomsbury Conservation Area and their proposed replacement with timber framed casement windows is considered to enhance the character and appearance of the Bloomsbury Conservation Area. An amendment to the proposals was have to remove the initially proposed reinstatement of a butterfly roof form at parapet level, which was not considered appropriate given the extensive post-war reconstruction of the house and the affect this may have on this legibility. The proposals are considered to preserve and enhance the character and appearance of the Bloomsbury Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received. 1 response was received from the Bloomsbury Conservation Area Advisory Committee on 24/03/2017 raising a query regarding the development description, which was clarified via an email response and no further comments were received. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

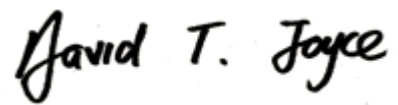
- 4 It is anticipated that the Inspector's report on the Local Plan will be published on 15 May 2017 and it will conclude that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning