

Application ref: 2018/2904/L
Contact: Colette Hatton
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Date: 4 September 2018

Development Management
Regeneration and Planning
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GK Architects Limited
Niddy Lodge
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2
13 Shelton Street
London
WC2H 9JN

Proposal:

Replacement of existing single glazed timber sash windows to the front and rear elevation and replacement of existing secondary glazing to the front elevation.

Drawing Nos: Application form, E_GA (9) 00 Site Plan as Existing and Proposed, Heritage and DA Statement Windows Rev B(2), GKA Windows Schedule, A (0) 07 Secondary Glazing W01 Details as Proposed(2), A (0) 08 Secondary Glazing W02 Details as Proposed(2), A (0) 09 Window W03 Details as Proposed(2), A (0) 10 Window W04 Details as Proposed(2), A (0) 11 Window W05 Details as Proposed(2), C (0) 06 Windows Schedule as Proposed(2), 1 - 13 SHELTON STREET - NOISE POLLUTION ASSESSMENT, WC2H9J_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 development hereby permitted shall be carried out in accordance with the following approved plans: Application form, E_GA (9) 00 Site Plan as Existing and Proposed, Heritage and DA Statement Windows Rev B(2), GKA Windows Schedule, A (0) 07 Secondary Glazing W01 Details as Proposed(2), A (0) 08 Secondary Glazing W02 Details as Proposed(2), A (0) 09 Window W03 Details as Proposed(2), A (0) 10 Window W04 Details as Proposed(2), A (0) 11 Window W05 Details as Proposed(2), C (0) 06 Windows Schedule as Proposed(2), 1 - 13 SHELTON STREET - NOISE POLLUTION ASSESSMENT, WC2H9J_2.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 13 Shelton Street is a grade II listed building within the Seven Dials conservation area. The building is part of a triangular block that radiates from Seven Dials. The block was laid out by Sir Thomas Neal in 1692, however 13 Shelton Street was constructed alongside number 11 during the 18th century. The triangle was regenerated in 1983-85 by Terry Farrell Partnership.

The proposals involve the replacement of the windows to the front and rear elevations and the installation of double glazed secondary glazing to the front of the building.

The existing windows are modern replacements, installed when the building was upgraded by Terry Farrell Partnership. The windows are single glazed and are understood to match the original historic windows. The replacement windows match the detail of the existing windows exactly, but will fit slightly better providing additional acoustic properties.

The existing secondary glazing is of poor quality, it is unclear when it was installed. The replacement secondary glazing will be double glazed using acoustic glass to increase the acoustic properties of the windows.

When initial proposals were received, they included the installation of double glazing to the windows. The Covent Garden Community Association supported the Slimlite glazing, however the Bloomsbury CAAC objected. As a result, the agent agreed to replace the windows with single glazed windows to match the existing, and to have double glazed secondary glazing.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice. An objection was received by the Bloomsbury CAAC, the proposals were renegotiated to address their concerns. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning