

Application ref: 2018/2885/P
Contact: Thomas Sild
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Date: 4 September 2018

Development Management
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2 King's Head Yard
London
SE1 1NA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Helen Graham House Hostel
52-57 Great Russell Street
London
WC1B 3BA

Proposal:

Replacement of all windows by new timber and aluminium windows on all elevations
Drawing Nos: Design & Access Statement, A1001 Rev P1, A1003, A1004, A1005 Rev P1, A1006, A1007

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, A1001 Rev P1, A1003, A1004, A1005 Rev P1, A1006, A1007

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace all existing window fittings to both the 19th century and 20th century buildings within the site. Existing timber sash and casement windows would be replaced on the Great Russell Street elevations with slim double glazed timber units with structural glazing bars where currently existing. Given the building's use and scale together with the size and typology of windows, slim double glazing is considered appropriate. The existing 20th century aluminium windows on the internal and Gilbert Place elevations will be replaced also with matching double glazed aluminium windows to match the fenestration detailing and colour.

As such, the proposal is considered to preserve the existing character and appearance of the building, streetscene and the wider conservation area.

All windows are to be replaced in existing openings, and therefore there would be no additional impact on neighbour amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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 Noise from demolition and construction works is subject to control under the

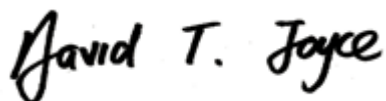
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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.

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