

Application ref: 2018/3141/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 25 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Edge Planning & Development LLP
38 Northchurch Road
London
N1 4EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2 Pied Bull Court,
Galent Place
London
WC1A 2JR**

Proposal:

Replacement of the existing timber sash windows at first floor level.

Drawing Nos: P01, Eksalta windows showing the timber sash windows dated 16.06.18, the photo montage commission by Eksalta of the windows, site location plan, block plan and Design and Access Statement no date.

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 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: P01, Eksalta windows showing the timber sash windows dated 16.06.18, the photo montage commission by Eksalta of the windows and doors, site location plan, block plan and Design and Access Statement no date.

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

Informative(s):

- 1 The host property is a three-storey building consisting of retail use on the ground floor with residential use at first, second and third floor levels. The work proposes the replacement of the existing windows to the front and rear elevation associated with the first floor 2Bed self-contained flat.

The existing windows are timber framed and the proposed windows would maintain the existing glazing bar pattern and consist of double glazing as a replacement for existing single glazed windows. The proposed windows would be designed to match the aesthetics of the original windows and the replacement windows would match the detail of the existing windows exactly, but will fit slightly better. Whilst, providing additional acoustic properties.

The application has been advertised in the press and by means of a site notice and the site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 proposed development is considered acceptable in terms of its impact on the character and appearance of the surrounding Bloomsbury Conservation Area.

Given the nature of the proposed works, the proposal is not considered harmful to the amenity of the neighbouring properties.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2018.

- 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).

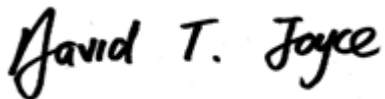
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 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