

Application ref: 2018/4150/P  
Contact: Matthew Dempsey  
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Date: 12 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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GD Surveyors Ltd  
Unit 2, The Old Dairy  
Danegate  
Eridge Green  
Tunbridge Wells  
TN3 9HU

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Vesage Court**  
**8A Leather Lane**  
**London EC1N 7RE**

Proposal:

Replacement of windows and balcony doors with double-glazed aluminium windows and doors to match existing.

Drawing Nos: Site and block plan 1100 - 00, 1100 - 002, 100 - 003, 1100 - 004, 1100 - 005, 1100 - 006 A, 1100 - 007 A, 1100 008 A, 1100 009 A.

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 Site and block plan 1100 - 00, 1100 - 002, 100 - 003, 1100 - 004, 1100 - 005, 1100 - 006 A, 1100 - 007 A, 1100 008 A, 1100 009 A.

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 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).
- 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 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.
- 3 Reasons for granting permission.

Vesage court is a block comprising retail uses at ground floor level, offices at 1st and 2nd floors and residential units above over 14 storeys. It is part of the Gamages Estate within the Hatton Garden Conservation Area. The building is not listed. The main entrance is from Leather Lane between commercial units at ground floor level. There is a rear open space accessible via communal doors within the block for residents use.

The application relates to the residential units only. The proposal is to replace existing single glazed aluminium windows and balcony doors with double glazing. Similar schemes have received approval at Greville Street (2016/5537/P) and Jeygrove Court (2016/5538/P).

The proposed replacement windows will match the existing colour and pattern and there shall be no alteration to the number or size of openings. The replacement windows will not have any adverse impact on the amenity of adjoining neighbouring properties.

The new windows are acknowledged to have thicker frames than the existing

windows, however these are not considered to be too bulky. Furthermore the new windows are considered an improvement in terms of heat insulation and protection from external noise nuisance. In addition to this, the functionality of the proposed windows is such that cleaning is made safer than under the current arrangement. The reversible feature comprises multiple locking points throughout the turning process to ensure a controlled action.

The applicant has committed to working with any resident who may require alterations/ adaptations to the installation to meet their specific mobility needs. The Building Control Access Officer raised no concerns, but was pleased that accessible solutions will be offered to residents where needed.

2 x comments were received from local residents during the consultation process which were duly considered. No objections were received.

The replacement windows are considered acceptable in terms of design, form and material and would not be harmful to the character and appearance of the host building or conservation area.

The planning history of the site has been taken into account when coming to this decision.

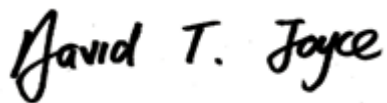
As such, the proposed development is in general accordance with policies D1, D2 and A1 of London Borough of Camden Local Plan 2017.

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 2018.

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