

Application ref: 2018/4889/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 30 January 2019

Development Management
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Town Hall
Judd Street
London
WC1H 9JE

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Baily Garner
146-148 Eltham Hill
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Boswell House
Boswell Street
London
WC1N 3PR

Proposal:
Installation of replacement window frames on all floors and elevations

Drawing Nos: 30436 P01, 30436 P02, 30436 P03, 330436 P04, 30436 P05, 30436 P06, 30436 P07, 0436 P08 Rev A, 30436 P09 Rev A, 30436 P10 Rev A, 30436 P12 Rev A, 20488A, 20488B, 20488C

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 30436 P01, 30436 P02, 30436 P03, 330436 P04,

30436 P05, 30436 P06, 30436 P07, 0436 P08 Rev A, 30436 P09 Rev A, 30436 P10 Rev A, 30436 P12 Rev A, 20488A, 20488B, 20488C

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 timber and steel framed windows to all elevations with double glazed timber ones. The proposed window frames match the characteristic fenestration details of the existing frames in terms of design, size, materials and proportions; they would provide a three-part glazing bar design which would acceptably recreate the existing windows' integrity and appearance. The steel windows to the rear walkways are not original and their replacement with timber frames would reintroduce the building's original building material and enhance its character. Overall the proposal would preserve and enhance the character and appearance of the building and surrounding conservation area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given that the replacement windows all sit within existing openings, the scheme would not cause any loss of amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development 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 National Planning Policy Framework 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

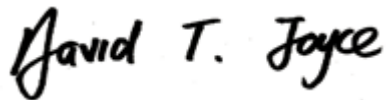
health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 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