

Application ref: 2019/5473/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 25 February 2020

Development Management
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London Borough of Camden
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London
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Shaldon Mansions, 132 Charing Cross Road and 18 & 19 Denmark Street
London
WC2H 8NE**

Proposal: Alteration to the fenestration treatment for the replacement of windows in connection with the residential flats of both properties.

Drawing Nos: 1410_00(00)001; 1410_00(00)005; 1481_Z4(PL)160 P01;
1481_Z4(PL)161 P01; 1481_Z4(PL)162 P01; 1481_Z4(PL)163 P01; 1481_Z4(PL)164
P01; 1481_Z4(PL)165 P01; 1481_Z4(PL)166 P01; 1481_Z4(PL)260 P01;
1481_Z4(PL)261 P01; 1481_Z4(PL)262 P01; 1481_Z4(PL)263 P01; 1481_Z4(PL)264
P01; 1481_Z4(PL)265 P01; 1481_Z4(PL)266 P01; 1481_Z4(31)600 01;
1481_Z4(31)601 01; Window Schedule commissioned by Ian Chalk Architects; Design
and Access Statement commission by Consolidating Group dated June 2019 and
Covering letter commissioned by ICENI dated 14th October 2019.

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 1410_00(00)001; 1410_00(00)005; 1481_Z4(PL)160 P01; 1481_Z4(PL)161 P01; 1481_Z4(PL)162 P01; 1481_Z4(PL)163 P01; 1481_Z4(PL)164 P01; 1481_Z4(PL)165 P01; 1481_Z4(PL)166 P01; 1481_Z4(PL)260 P01; 1481_Z4(PL)261 P01; 1481_Z4(PL)262 P01; 1481_Z4(PL)263 P01; 1481_Z4(PL)264 P01; 1481_Z4(PL)265 P01; 1481_Z4(PL)266 P01; 1481_Z4(31)600 01; 1481_Z4(31)601 01; Window Schedule commissioned by Ian Chalk Architects; Design and Access Statement commission by Consolidating Group dated June 2019 and Covering letter commissioned by ICENI dated 14th October 2019.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed works relates solely to the alterations to the windows and the works as annotated on the proposed drawings for the alterations to the roof, shopfront and lightwell does not form part of this planning application. The existing windows consist of a mixture of unsympathetic design UPVC /metal framed windows and the existing timber framed sash windows are in poor condition resulting in water penetration and poor thermal insulation. Both properties consist of secondary glazing to the internal side of casement windows that have caused condensation between the window panes.

The proposed window replacements would enhance the appearance of the host buildings by virtue of replacing the UPVC and metal frame windows with timber-framed casement/sash windows befitting of the architectural heritage of the host building in terms of design, size, materials and proportions. Moreover, the proposals would rationalise the elevations and reintroduce the building's original timber framed windows and maintain the existing window openings, where single glazed windows are existing double glazed units are proposed. Which would have minimal impact to the existing external appearances of both buildings.

The proposed double glazed frames would replicate the fenestration treatment as the existing and new timber lacquered cills are proposed and the windows in terms of their design, appearance and materials would preserve the character and appearance of the host building, streetscene and wider Bloomsbury 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In relation to the impact on the neighbouring amenity, due to the nature of the proposals it is not considered that the window replacement would be harmful to the neighbouring amenity in terms of loss of privacy.

No objections were received prior making this decision and the CAAC have no comments. The planning history and the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of London Borough of Camden Local Plan 2017 and the policies contained within the NPPF 2019 and the London Plan 2016.

- 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.
- 4 You are reminded that this permission solely relates to the replacement of the windows at Sheldon Mansions and 18 & 19 Denmark Street, the works proposed to the lightwell and roof are being assessed under planning application 2019/1363/P and the proposed shopfront alterations is not assessed as part of this submission.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer