

Application ref: 2020/0573/P
Contact: Ben Farrant
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Date: 6 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Queen Court
Queen Square
London
WC1N 3BA

Proposal:

Removal and replacement of windows at ground to seventh floor levels on front, side and rear elevations (use Class C3).

Drawing Nos: 0000_Rev.E-B, E0100, E0101, E0102, E0103, E0104, E0105, E8100, E8101, E8102, E8103, E8104, E8105, P0100, P0101, P0102, P0103, P0104, P0105, P8100, P8101, P8102, P8103, P8104, P8105 & Design and Access Statement by Ambigram Architects.

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: 0000_Rev.E-B, E0100, E0101, E0102, E0103, E0104, E0105, E8100, E8101, E8102, E8103, E8104, E8105, P0100, P0101, P0102, P0103, P0104, P0105, P8100, P8101, P8102, P8103, P8104, P8105 & Design and Access Statement by Ambigram Architects.

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.

Queen Court is a finely-detailed interwar neo-Tudor residential building originally built as a nurses' home, which forms an important end stop to the vista along Queen square. The site is located within Sub Area 11 of the Bloomsbury Conservation Area and is characterised by a focal square surrounded by a network of streets and minor routes.

The application seeks to replace the existing crittal windows with double glazed crittal replacements. It also seeks to replace some more modern fenestration on the western elevation with double glazed crittal alternatives.

The materials, pane configuration and profiles of the replacement windows are very similar in appearance to the originals. Justification has been provided for the replacement of the windows and the product chosen provides slim profiles

with minimal sightlines. It is considered that the proposed changes would serve to preserve or enhance the character and appearance of the conservation area, in compliance with Local Plan Policy D2.

The proposal is considered to preserve the character and appearance of the 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.

The fenestration would not differ in terms of siting or scale; as such the proposal is considered not to result in harm to neighbouring amenities in accordance with policy A1 of the Camden Local Plan.

One objection was received following public consultation on the scheme which has been duly noted in the consultation summary. The planning history of the site and surrounding area has been considered in determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer