

Application ref: 2020/4317/P  
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Date: 19 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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Randall Shaw Billingham  
54 Harcombe Road  
London  
N16 0SA  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Derby Lodge Estate**  
**Britannia Street**  
**London**  
**WC1X 9BP**

Proposal:

Replacement of single-glazed timber-framed windows and glazed doors to rear elevations of flats 1-36 [Britannia Street] and 69-102 [Wicklow Street] Derby Lodge with double-glazed timber-framed windows and glazed doors.

Drawing Nos: Location plan, Derby Lodge planning photographs, Derby Lodge existing 254 301 309, Derby Lodge proposed 254 321a 329a, Derby Lodge window details 254.333b-334b 335a, heritage statement, design and access statement.

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 if in CA] 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:

Location plan, Derby Lodge planning photographs, Derby Lodge existing 254 301 309, Derby Lodge proposed 254 321a 329a, Derby Lodge window details 254.333b-334b 335a, heritage statement, design and access statement.

Reason: for the avoidance of doubt and in the interest of proper planning

Informative(s):

- 1 The site is eight grade-II-listed blocks of philanthropic dwellings of 1865 by the Improved Industrial Dwellings Company, making a positive contribution to the King's Cross St Pancras Conservation Area.

The applicant wishes to replace the rear windows like for like with double glazed specimens. The front windows will be repaired using traditional methods.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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