

Application ref: 2020/5835/L
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DEB Town Planning and Development Ltd
59 Hurgill Road
Richmond
DL10 4BJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat A
29 Neal Street
London
WC2H 9PR

Proposal:
Replacement of eight windows
Drawing Nos: Site location and block plan, heritage & design statement, T19152
2001A, MJNS001, 002, 003, 004, 005, 006, 007, 008, appendix 4 photos

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan, heritage & design statement, T19152 2001A,

MJNS001, 002, 003, 004, 005, 006, 007, 008, appendix 4 photos

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policies 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.

- 2 The site is a grade-II-listed late-18th-century terraced house above a shop. It makes a positive contribution to the Seven Dials Conservation Area.

The applicant proposes to replace her non-original window sashes and reglaze them with acoustic glass.

A site visit has revealed that the sashes themselves are of modern manufacture and in poor condition and the glass is flat and without visual interest.

Acoustic glass takes the form of a single pane of glass, so avoids many of the problems of double glazing. It does not require deeper window frames, is not composed of two planes separated by a gasket, so is visually similar to normal glass and does not produce unusual reflections, and can be used in small individual panes. No trickle vents are proposed.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 2021 and the NPPF.

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