

Application ref: 2018/4491/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 16 September 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

First City Ltd
First City House
19 Waterloo Road
Wolverhampton
WV1 4DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Russell Court
3-16 Woburn Place London WC1H 0LL

Proposal: Installation of aluminium framed double glazed fenestration to residential block.

Drawing Nos: Site Location Plan FC/1, 147 A, 148, 149, 150, 151, 152, 153, 154, 172.
Cover Letter (First City - Christopher Bywater), Table: Schedule of Existing and Proposed Window Designs. Block Plan Elevations 1-5.

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 Site Location Plan FC/1, 147 A, 148, 149, 150, 151, 152, 153, 154, 172. Cover Letter (First City - Christopher Bywater), Table: Schedule of Existing and Proposed Window Designs. Block Plan Elevations 1-5.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

This application seeks overall approval for the installation of aluminium framed double glazed fenestration throughout the residential block. The block is in mixed tenure leasehold and tenant ownership which has resulted in some individual historic applications to allow double glazing to specific flats. In order to maintain uniformity and to protect the character and appearance of the building the applicant here on behalf of the freeholder has submitted this request for permission to replace all single glazed windows with double glazed units.

The proposed double glazed fenestration has been designed to match the existing arrangement for each type of window on the building. Following installation, the alterations shall not be noticeable. Provided the scheme is implemented; this shall enable a piecemeal approach to alterations to individual flats as and when necessary without impacting on the visual appearance of the host site and surrounding street scenes.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

The Council Conservation Officer has been consulted on the proposal and raised no objections.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Two letters of support have been received from residents of Russell Court; it is understood that the existing single glazed units offer little protection from street traffic noise and thermal insulation and so this application has been welcomed by them.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer