

Application ref: 2021/4167/P
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Date: 21 October 2021

Development Management
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Fresson and Tee Ltd
6th Floor Queens House
55-56 Lincoln's Inn Fields
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Birkenhead Street
London
WC1H 8BA**

Proposal:

Details of new windows as required by condition 4 of planning permission 2018/5938/P dated 04/03/2019 for Change of use from Hotel (Class C1) to Offices (Class B1) including alterations to fenestration and doors.

Drawing Nos: PC-200-P1; PC-201-P1; PC-202-P1; PC-203-P1; PC-204-P1; PC-205-P1; PC-206-P1; PC-207-P1; PC-208-P1; PC-209-P1; PC-210-P1; Cords and Weights 170 - Glazing Bar; Cords and Weights 170 - Horizontal Section; Cords and Weights 170 - Vertical Section.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons to discharge condition:

Condition 4 of 2018/5938/P requires details in relation to all new windows and doors proposed for replacement subject to the change of use permission.

The details provided include timber framed windows and doors with structural glazing bars and traditional methods of opening as agreed under the original permission. The windows and doors would have thin frames and would overall preserve the character and appearance of the host building and wider Grade II listed terrace.

Conservation officers have assessed the information and consider it sufficient to discharge condition 4.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details in relation to condition 5 of planning permission 2018/5938/P dated 04/03/2019 are currently pending consideration and this is the last condition remaining to require details to be discharged.

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 'DPope', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer