

Application ref: 2021/2345/P  
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Date: 25 November 2021

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Corker Clifford LLP  
32 Bedford Row  
London  
WC1R 4HE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Bevan House  
Boswell Street  
London  
WC1N 3BT**

Proposal:

Renewal of 27 windows to the main facade and the rear of the building.

Drawing Nos: MAC/BH/CMD/001; THWC-47668A-1-00; THWC-47668A-2-00; THWC-47668A-3-00; THWC-47668A-4-00; THWC-47668A-5-00; THWC-47668A-6-00; THWC-47668A-7-00; THWC-47668A-8-00

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 shall be carried out in accordance with the following approved plans:  
MAC/BH/CMD/001; THWC-47668A-1-00; THWC-47668A-2-00; THWC-47668A-3-00; THWC-47668A-4-00; THWC-47668A-5-00; THWC-47668A-6-00; THWC-47668A-7-00; THWC-47668A-8-00

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 2 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).

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application relates to an unlisted 20th century building in the Bloomsbury Conservation Area. The proposed development is acceptable in design terms. The existing fenestration is a mixture of original steel critall windows and non-original uPVC windows. This application seeks to refresh 27 windows to the main façade (Boswell Street elevation) and to the rear. The proposed aluminium windows are of a similar profile and appearance to the existing original windows, and are an appropriate material for this property within a conservation area. This is also taking into consideration a previous decision issued in April 2016 which permitted aluminium windows (2016/1542/P).

There are no concerns regarding impact on amenity as the proposed windows would be installed within the existing openings. Overall, the proposal would preserve the character and appearance of the host building and conservation area.

No comments have been received prior to making this decision. The site's planning history was taken into account when coming to this decision. 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 (ERR) 2013.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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).

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 centered below the closing. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope  
Chief Planning Officer