

Application ref: 2021/4222/P  
Contact: Fast Track Team  
Tel: 020 7974  
Email:  
Date: 22 December 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](mailto:planning@camden.gov.uk)

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

Rapleys LLP  
70 Pall Mall  
London  
SW1Y 5ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Gray's Inn Place  
London  
WC1R 5DX**

Proposal:

Replacement of windows including grilles on the northern, southern and eastern elevations of the building including windows on the elevations facing Warwick Court.

Drawing Nos: 00-006-B; 00-007-B; 00.008; 00.009; 00-016-C; 00-017-B; 00.019-A; 00-023; 00-024; 00-025; 00-026; 00-027; Window and door schedule As proposed by ghk Architects dated 20 August 2021; Planning/Design and Access/Heritage Assessment by Rapleys dated 31 August 2021 reference: OG/21-01477.

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:

00-006-B; 00-007-B; 00.008; 00.009; 00-016-C; 00-017-B; 00.019-A; 00-023; 00-024; 00-025; 00-026; 00-027; Window and door schedule As proposed by ghk Architects dated 20 August 2021; Planning/Design and Access/Heritage Assessment by Rapleys dated 31 August 2021 reference: OG/21-01477.

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 Reason for granting:

The proposal seeks to replace the windows at the premises. The building is not listed building but is located in Bloomsbury Conservation Area.

The existing building is modern in comparison to buildings in the surrounding area and the existing fenestration comprises utilitarian, single planes of glass, without muntin bars. The proposed replacement double glazed metal framed windows include windows with between two and four horizontal muntin bars. The frames would be finished in black. The proposal also includes louvers in place of fan lights on a number of the windows. The louvres would be of the same material and colour as the windows frames. The windows at the surrounding premises vary in terms of design, however one common feature is the subdivision of windows with muntin bars. As such, the proposed windows would be more in keeping that the existing which are large glazed openings.

It is considered that the design or the windows are appropriate for the host building and would preserve and enhance the character and appearance of the surrounding Bloomsbury Conservation Area and the setting of nearby listed buildings.

The windows would be openable which allows for natural ventilation. There are no amenity concerns to neighbouring properties given the proposal. Although the proposal includes louvres the applicant has confirmed that no plant is proposed.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area and special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s. 66 & 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 policies A1, CC1, 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.
- 5 You are advised that the installation of any mechanical ventilation with an external output would require planning permission.

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 light grey rectangular background.

Daniel Pope  
Chief Planning Officer