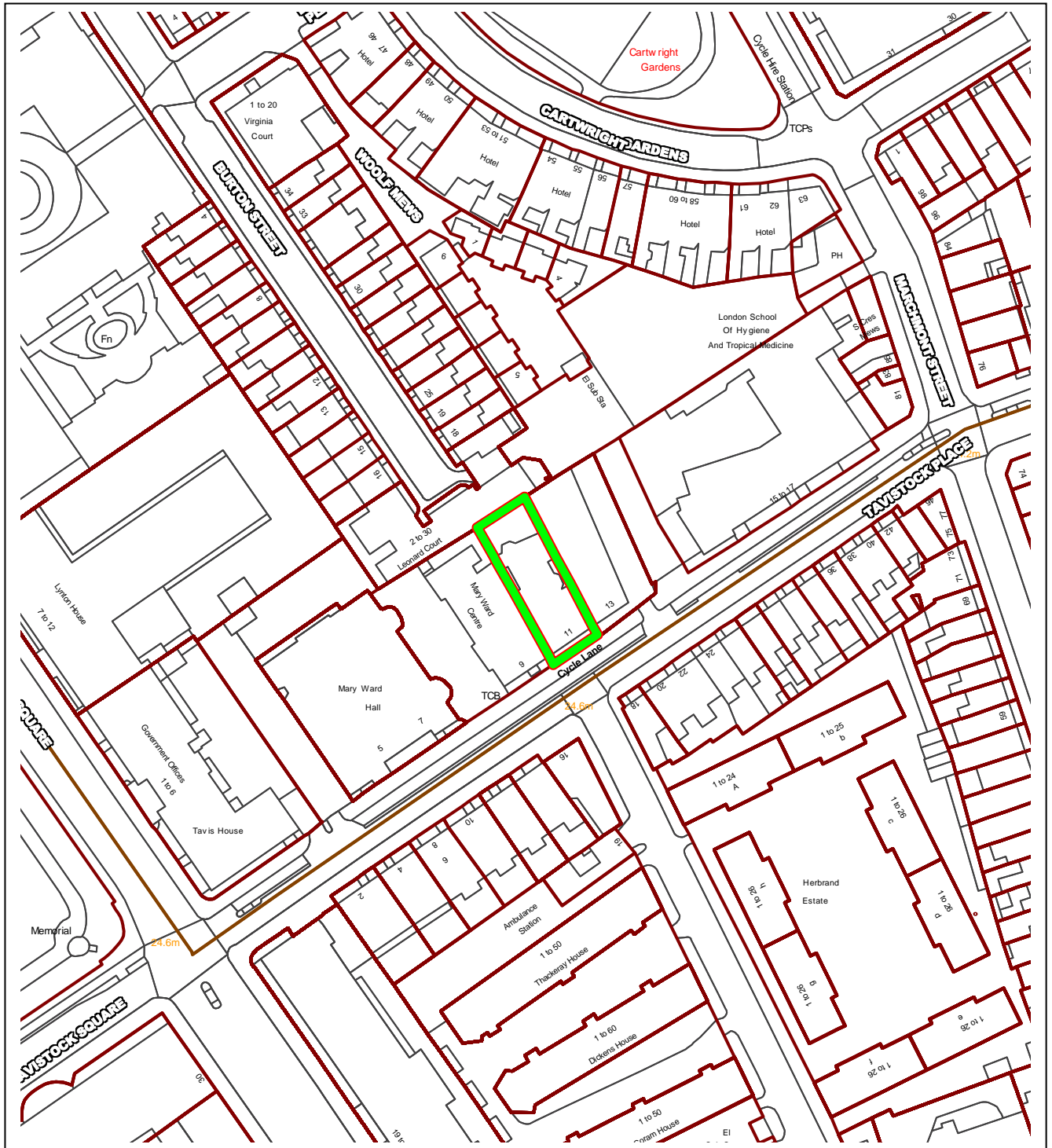


2021/3411/P - Flat 7, 11 Tavistock Place



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1: Front elevation



Photos 2 & 3: Front elevation, Flat 7 highlighted

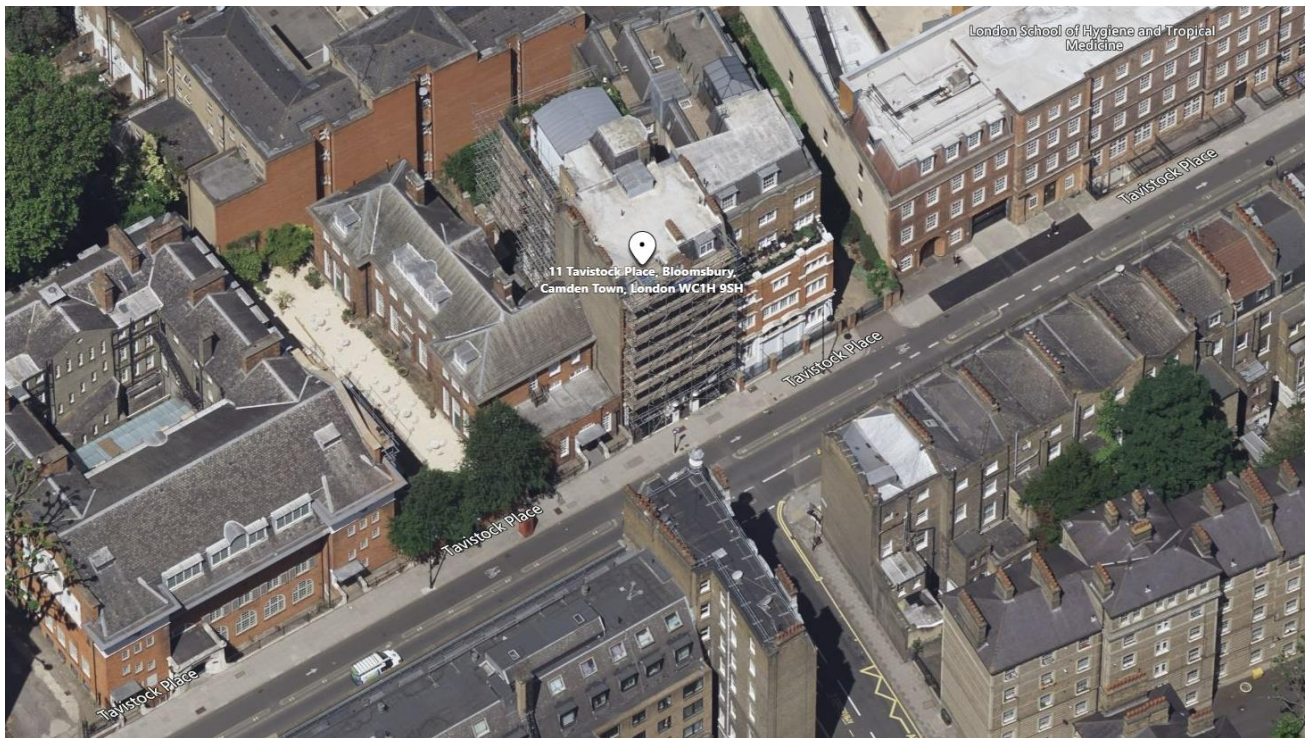


Photo 4: Aerial of site (unfortunately shown with scaffolding)



Photo 5: Rear of the building shown from aerial perspective



Photo 6: Front of the building shown from approach from Herbrand Street

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		08/09/2021	
		N/A / attached		Consultation Expiry Date:		10/10/2021	
Officer				Application Number(s)			
Miriam Baptist				2021/3411/P			
Application Address				Drawing Numbers			
Flat 7 11 Tavistock Place London WC1H 9SH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing sash windows with double glazed fittings and louvered window at rear to be replaced with timber sash window.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 10/09/2021 until 04/10/2021 and a press notice from 16/09/2021 until 10/10/2021.</p> <p>No comments received.</p>					
Bloomsbury CAAC comments:		<p>The Bloomsbury CAAC has objected to the application as follows:</p> <p>The building is a good example of a uniform preservation of sash windows across the whole façade, loss of historic fabric should be regarded as harm to the conservation area.</p> <p><i>Officers response:</i> <i>The applicant is applying to replace like-with-like, in terms of frames identical in thickness to the existing. See sections 2.1.3 and 2.1.4 below.</i></p>					

Site Description

The property is a 5 storey red brick building located on the northern side of Tavistock Place directly opposite the junction with Herbrand Street. The flat concerned is located on the 3rd floor.

The property is not listed but is a positive contributor within the Bloomsbury Conservation Area and is neighbours with Mary Ward Centre (Grade II) and Mary Ward Hall (Grade I).

Relevant History

9301488 - Change of use from offices to 11 residential flats at ground to fifth floor levels with use of basement for residential storage and works of conversion including the erection of a two storey rear extension at fourth and fifth floor levels – Granted - 03/03/1994

9360155 - Minor works of demolition in association with the conversion of the building to residential flats – Granted - 03/03/1994

9400322 - Change of use and works of conversion from offices to 1 x 2 bedroom flat at rear basement level and 1 x 1 bedroom maisonette at front ground and basement floor levels – Granted - 27/05/1994

2012/2166/P - The installation of replacement doors and windows to rear (north) elevation and one full height window on each side (east and west) elevation for fourth floor flat (Class C3) – Granted – 02/07/2012

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **DM1** Delivery and monitoring
- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Energy efficiency and adaptation

Bloomsbury Conservation Area Statement (2011)

Assessment

1.0 Proposal

The application proposes replacement of all windows to the third floor flat with conservation grade timber sash windows. This includes all windows to the front elevation of the building and two windows to the rear façade. One of the windows to the rear façade is currently louvered, this will be replaced with a conservation grade sash window as will the other rear window.

2.0 Assessment

2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

2.1.2 CPG Design promotes like-for-like replacements where individual elements of buildings are being replaced or upgraded, to ensure overall design quality and composition is not compromised. It also highlights the importance of appropriate materials and need for high quality to avoid detracting from the existing quality of the area. Proposals should use sympathetic materials and detailing, respect and preserve existing architectural features and make use of sustainable materials wherever possible.

2.1.3 The host building is of architectural merit, a positive contributor within the conservation area and although there would be loss of the original glass the proposal is not considered to be of significant negative impact overall. While the building is noted as making a positive contribution to the conservation area, it is not afforded the same degree of protection as if it were statutorily listed. Replacement of the windows is sought to improve the energy efficiency of the building. The flat already has employed secondary glazing to try and mitigate draughts while retaining the original windows. The windows on the front façade are traditional sash 1/1 units which do not have any particular features such as stained glass, detailed design or small panes that cannot be easily replicated. It is considered that the replacement of the louvred window to the rear with a conservation grade sash window would improve the consistency of the rear fenestration and to be an improvement on the existing situation.

2.1.4 In terms of detailed design, the use of timber for the frames is considered sustainable in environmental terms and respectful of the historic character and architectural integrity of the host building. The replacement frames would be fitted into the existing openings and are to be like-for-like, identical in style, design, and dimension in terms of the existing front elevation. The proposed double glazed units would be 14mm thick, this would not appear heavy in appearance. Therefore, it is considered that the proposed windows would contribute to preserve and enhance the Bloomsbury Conservation area's character and appearance and for this reason the replacement windows are considered to have an acceptable impact on the character and appearance of the surrounding conservation area.

2.1.5 Special regard has been attached to the desirability of preserving or enhancing 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 2013.

2.2 Amenity

Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook and privacy.

In terms of neighbouring amenity, it is considered that the proposed replacement like-for-like windows in exactly the same position as the existing situation, would have no impact on existing daylight or sunlight levels, nor facilitate any outlook further to the existing situation. Therefore, the proposed windows are not considered to give rise to any adverse overlooking impact.

3.0 Recommendation

Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th January 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/3411/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 11 January 2022

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

Olivia Crawford
106 Northchurch Road
London
N1 3NY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 7
11 Tavistock Place
London
WC1H 9SH

DECISION

Proposal:

Replacement of existing sash windows with double glazed fittings and louvered window at rear to be replaced with timber sash window.

Drawing Nos: OS Map 20034-010 Rev P1, Detail: Conservation Box Timber Sash Windows 20034-200 Rev P1, Rear Elevation & Plan of 4th Floor Flat 20034-300 Rev P1, Design and Access Statement, Side & Rear Elevation 20034-301 Rev P1, Mumford & Wood Window Brochure and Classic: Box Sash 110mm Jambs Section - Ovolo Profile on Sash 01/11/2017 Revision A File: CL2-BX2SX.

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: OS Map 20034-010 Rev P1, Detail: Conservation Box Timber Sash Windows 20034-200 Rev P1, Rear Elevation & Plan of 4th Floor Flat 20034-300 Rev P1, Design and Access Statement, Side & Rear Elevation 20034-301 Rev P1, Mumford & Wood Window Brochure and Classic: Box Sash 110mm Jambs Section - Ovolo Profile on Sash 01/11/2017 Revision A File: CL2-BX2SX.

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 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).
- 2 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.
- 3 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

Chief Planning Officer

DRAFT

DECISION