

Application ref: 2021/5592/P
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Date: 27 April 2022

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

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JGPS Architecture
Hangar 1
Redhill Aerodrome
Kings Mill Lane
Redhill
RH1 5JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38A Calthorpe Street
London
WC1X 0JZ

Proposal:
Replacement of entrance door and two windows to the basement front elevation (part retrospective)
Drawing Nos: JGPS/38CAL/01, JGPS/38CAL/001, JGPS/38CAL/002, JGPS/38CAL/003, JGPS/38CAL/004, JGPS/38CAL/005, JGPS/38CAL/006 rev A, JGPS/38CAL/100 rev B, JGPS/38CAL/101, JGPS/38CAL/008, JGPS/38CAL/009 rev B.

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 six months 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: JGPS/38CAL/01, JGPS/38CAL/001,

JGPS/38CAL/002, JGPS/38CAL/003, JGPS/38CAL/004, JGPS/38CAL/005, JGPS/38CAL/006 rev A, JGPS/38CAL/100 rev B, JGPS/38CAL/101, JGPS/38CAL/008, JGPS/38CAL/009 rev B.

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

Informative(s):

1 Reasons for granting permission.

Unauthorised works were previously carried out at the property without consent, including the installation of a UPVC front door and two UPVC windows, all at lower ground level within the front lightwell. Permission is now sought for the removal of the unauthorised doors and windows and the installation of more sympathetic timber replacements. The front door would be a solid timber door of a traditional style which is welcomed. The front window would be replaced with a timber six-over-six sash window which would be in keeping with the original fenestration design and a significant improvement on the existing unauthorised UPVC window and on what was previously installed which appeared to be an aluminium casement window.

The applicant initially proposed double glazed windows which would not be an acceptable glazing material on a grade II listed building in such a prominent location. In response, the applicant is now proposing Fineo vacuum glazing with a 6.7mm profile. The Council's Conservation Officer has reviewed the product and considers it acceptable as the glazing would be laminated glass rather than double glazing.

A small window adjacent to the front door would be replaced with a new solid timber frame. This window would be double glazed, but there is no objection in this instance given its small size and position behind the lightwell staircase. Given its size and lack of visibility, it would not impact upon the significance of the listed building which derives principally from the architectural detailing of the front elevation and its group value with the rest of the terrace. The installation of a traditional timber door and sash window are heritage improvements which would enhance the appearance of the building and would ensure that overall the proposals would cause no harm to the significance of the listed building and would preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact upon neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The Bloomsbury CAAC have withdrawn their initial objection, following revisions to the design and materials of the door and windows. This and the planning history of the site have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses and to the desirability of preserving the character and appearance of the conservation area, under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with 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.


- 5 Notwithstanding what is shown on the existing and proposed drawings hereby approved, the garden annexe shown on the plan does not benefit from planning permission nor is it granted as part of the current application.
- 6 You are advised that formal enforcement action shall be taken unless the unauthorised windows or doors are removed and the replacements hereby approved are installed within 6 months from the date of this decision.

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