

Application ref: 2022/0104/L
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JGPS Architecture
Hangar 1
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of six months from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
Plan, elevation and section drawings of the new door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The replacement glazing to the front sash window hereby approved shall be FINEO vacuum glazing with a thickness of 6.7mm.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

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. Consent 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. Final details of the door would be secured by condition to ensure it is of an appropriate design and detailing. 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. This product is therefore acceptable subject to a condition securing these particular specifications.

A small window adjacent to the front door would be replaced with a new solid

timber frame. This window would be double glazed, but the conservation officer has confirmed 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.

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. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Notwithstanding what is shown on the existing and proposed drawings hereby approved, the garden annexe shown on the plan does not benefit from consent, nor is it granted as part of the current application.
- 4 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 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer