

Application ref: 2022/0311/P
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Date: 24 July 2022

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

Tamar House Freehold Ltd.
Fao. Mr Brian Thorn
Flat 2, Tamar House
12 Tavistock Place
London
WC1H 9RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6-14 Tavistock Place
(including Tamar House
no. 12)
London
WC1H 9RD**

Proposal:

Alterations at rear roof level to replace rooflights with dormer windows; replacement of all single-glazed timber framed windows and doors at rear (all floors) and at front (top floor only) with dark grey, aluminium framed, double-glazed units; and installation of new full height door to replace window within existing opening at front top floor level.

Drawing Nos: (03-2021-PL01-)001 rev A, 002 to 012 (inclusive); Design & Access and Heritage Statements from Tamar House Freehold Ltd. dated January 2022; Emails (dormer details) from Tamar House Freehold Ltd. dated 06/07/2022 and 07/07/2022.

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: (03-2021-PL01-)001 rev A, 002 to 012 (inclusive); Design & Access and Heritage Statements from Tamar House Freehold Ltd. dated January 2022; Emails (dormer details) from Tamar House Freehold Ltd. dated 06/07/2022 and 07/07/2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The listing confirms that the existing building was constructed by the Bedford Estate in 1975 following fire damage at the site and the subsequent demolition of the terrace of houses designed in 1801 by James Burton. The building is, therefore, essentially a modern development built with a Georgian style replica front façade (below 5th floor level) with this being the only element of special interest for the Grade II listed building.

As such, all proposed alterations (affecting rear elevation and 5th floor level at front only) relate to contemporary and non-historic parts of the building which have no historic merit and do not contribute to the significance of the main front part of the listed building.

Alterations involve the replacement of single-glazed timber framed windows and doors on the rear elevation with dark grey, aluminium framed, double-glazed units. The proposed replacement windows and doors would closely match the existing in terms of design, opening methods and proportions. The change in materials from timber to aluminium and minor alteration to the design of some windows is considered to be appropriate in this instance given the contemporary design of the rear building and restricted view of the elevation from within the public domain. The proposal would not result in any significant alteration in the appearance of the rear elevation and it is noted that similar changes were approved for Flat 23 in 2014 (2014/4709/P).

There would be some degree of increased thickness to the frames in order to accommodate the double-glazed panes; however, in this instance, the use of suitably designed units are considered to be an appropriate and sympathetic change in design terms. In sustainability terms, double-glazed units are also noted as having the potential to reduce energy costs, provide more thermal

efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and allow for passive flow of ventilation (through trickle vents).

Similar alterations to fenestration at the front of the building would be entirely at 5th (top) floor level which is set-back and not visible from the street, and as such, would not compromise in any way the historic interest of the front façade. Similarly, the proposed installation of new full height door to replace a front window within the existing opening at top floor level would closely match other doors at this level and would not impact on the building's significance.

Alterations at rear roof level to replace rooflights with dormer windows are also considered to be acceptable given that they would occupy small, similar sized openings and materials (grey felt roofing and lead flashing returns) would closely match the appearance of an existing row of larger dormer windows below.

Overall, therefore, the proposals are considered to be acceptable in terms of their design, size, location, colour and materials used and would preserve the character and appearance of the host property and wider Bloomsbury Conservation Area. The alterations would also be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, and are therefore acceptable.

There are no amenity concerns as a result of this proposal given the minor nature of the alterations to existing windows, doors and small, high level dormers.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

- 2 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 the same legislation.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 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 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



Daniel Pope
Chief Planning Officer