

Application ref: 2022/0596/P  
Contact: Fast Track SC  
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Email:  
Date: 7 August 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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The JTS Partnership LLP  
Number One  
The Drive  
Great Warley  
Brentwood  
CM13 3DJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**54-55 Birkenhead Street  
London  
WC1H 8BB**

Proposal:

Replace eight side hung timber framed windows on the third floor (top floor - front and rear) with timber double glazed sash windows.

Drawing Nos: I109-202-02;1109-200-00; IOLM-101-00; IOLM-100-00;

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: I109-202-02;1109-200-00; IOLM-101-00; IOLM-100-00.

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 Reason for granting:

The property is located at 54-55 Birkenhead Street which forms part of a group of five Grade II listed buildings and is located within the Bloomsbury Conservation Area and the King's Cross Neighbourhood Renewal Area.

The proposal is the installation of 8 new timber framed sashed windows with double glazing on the third floor. They would replace timber double glazed casement windows within the mansard roof extension which is a non-original addition to the listed building. Double glazing is not normally supported in listed buildings, however given they are located in a non-original part of the building in this instance they would be considered acceptable. The style would be 6 over 6 sashes which is in keeping with the design of windows at lower levels and glazing bars would be integral. The double glazing and frame would have a slim profile appropriate for this building.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of their details design, locations, proportions and materials, and would preserve the character and appearance of the building and Bloomsbury Conservation Area in which it is located, and as such, is acceptable.

The application received one objection from Bloomsbury CAAC, they objected to the proposed UPVC materials and detailed design but revisions were sought to replace with appropriately design timber windows and the CAAC withdrew their objection based on this.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of Bloomsbury Conservation Area and special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, 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).

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