

Application ref: 2022/2276/L
Contact: Fast Track SC
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Date: 7 August 2022

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The JTS Partnership LLP
Number One
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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: I109-201-00; I109-100-00; I109-101-00; I109-200-00.

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 three years 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: I1109-202-02; I1109-200-00; IOLM-101-00; IOLM-100-00.

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 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 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 architecture and special interest of the listed building

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.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, 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.

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