

Application ref: 2022/3718/P  
Contact: Fast Track GG  
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Date: 6 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Stephensons  
202 High Street  
Hornchurch  
RM12 6QP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Kingsway Mansions**  
**23 A Red Lion Square**  
**London**  
**WC1R 4SE**

Proposal:

Replacement of timber single glazed windows, and doors leading to the fourth floor balconies with timber double glazed windows and doors on the front, side and rear elevations.

Drawing Nos: 21-033/01; 21-033/03 Revision A; 21-033/05 Revision A; Heritage Statement (Issue 1.3) dated 13th December 2022 and Design and Access Statement (Issue 1.3) dated 13th December 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 21-033/01; 21-033/03 Revision A; 21-033/05 Revision A; Heritage Statement (Issue 1.3) dated 13th December 2022 and Design and Access Statement (Issue 1.3) dated 13th December 2022.

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

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows/doors (including jambs, head and cill)

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 permission.

The proposed replacement windows (including the lightwell windows) would follow the existing style with side hung casements, top hung and fixed fan lights. The colours of the new windows would match the existing. The size of the openings would not be altered, and the new windows would be fitted into the existing. The balcony doors leading to the fourth-floor balconies on Red Lion Square would also match the existing doors. As the design of some of the windows differ, a condition has been attached to this decision to secure the details of the replacement windows and doors to ensure that the size and depth of the frames are appropriate.

Revisions were submitted during the course of the application as aluminium windows and doors were originally considered by the applicant. Following discussion with officers, the proposed windows and doors have been amended to timber to preserve this historic brick building.

Overall, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, location, 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 windows and doors would also improve the thermal performance of the building which is a material planning consideration.

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

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.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).
- 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](http://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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer