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**Your ref** Crescent House Windows  
**Our ref** 23/00466/FULL

**Case Officer**  
Amy Williams

**Date** 13 December 2023

## **Town and Country Planning Act 1990**

### **PLANNING PERMISSION FOR DEVELOPMENT (CONDITIONAL)**

The Common Council of the City of London hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein. Your attention is drawn to the Statement of Applicant's Rights enclosed.

#### SCHEDULE

Application Number: **23/00466/FULL**

Location: **Crescent House Golden Lane Estate London EC1Y 0SL**

Proposal: **Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.**

#### CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced.  
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990

- 2 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2

- 3 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 4 Notwithstanding the details shown on the drawings hereby approved, the bottom casements of the windows with vacuum glazing positioned underneath the bookshelves, are to be translucent glazed and shall be maintained as such for the life of the development.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 5 Prior to the commencement of the relevant part of the works, the following shall be submitted to and approved in writing by the Local Planning Authority:
- (a) detailed methodology of the carrying out of a condition survey to establish the extent of possible repair to the windows;
  - (b) how those repairs will be undertaken; and
  - (c) details of a typical full replacement window frame for each window typology and details of frame materials (in the event that any window is unable to be repaired).

All development pursuant to this permission must be carried out in accordance with the approved details.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation and ensure a suitable external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 6 Prior to completion of the works, a condition record of the existing frames, fixings and supporting structures shall be prepared by a suitably qualified professional and submitted to the Local Planning Authority to demonstrate the extent of the windows that were able to be repaired.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 7 The works hereby permitted shall not be begun until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during deconstruction and construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and

arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition and construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.

- 8 Details in respect of the following shall be submitted to and approved in writing by the Corporation as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details to include samples of materials:

- a) Spandrel panels;
- b) Glazing/translucent panel beneath the bookshelf;
- c) Mosaic tile sample panel, including grouting;
- d) Ironmongery.

REASON: To ensure that the Local Planning Authority and Historic England may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1; DM12.2.

- 9 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- a) particulars and samples of the materials to be used on the external faces of the soffit insulation;
- b) details of junctions of soffit insulation with the concrete faces of elevation, columns, shopfronts and window frames;
- c) details of junction of mineral wall insulation and aerogel insulation on soffit;
- d) particulars and samples of the oiled finish on window frames;
- e) particulars and samples of the finish of the vaulted roofs;

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.1, DM12.2, DM12.3.

- 10 Before any works hereby permitted are begun, a materials audit shall be submitted to and approved in writing by the Local Planning Authority to include details of the recycling of deconstruction materials.

REASON: To minimise waste from demolition in accordance with Local Plan Policy DM 17.2 Designing out construction waste.

- 11 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the cleaning and replacement of the mosaic tiles, including those found on the ground floor colonnade. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3.

- 12 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the safe removal, storage and reinstatement of the original street lights located on the timber party wall panels facing Goswell Road. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3.

- 13 Prior to the commencement of the relevant works, a full Lighting Strategy for the soffit lighting shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public facing parts of the building and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3, DM15.7 and emerging policy DE2 of the Draft City Plan 2036.

- 14 Prior to the completion of the scheme, a management plan covering the details of the maintenance and management of the fenestration shall be submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.1, DM12.2 and DM12.3.

- 15 Following the occupancy of the first three flats with new windows, for a minimum of 12 months post the completion of the works, post occupancy testing should be undertaken to assess the ventilation and energy performance, and the provision of reports on the ventilation and energy performance shall be submitted for approval by the Local Planning Authority within 18 months of first installation.

Should the findings demonstrate a lack of effectiveness, the report shall propose an alternative ventilation strategy which shall include a timeline for its implementation, subject to the approval in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance, and to ensure that there are adequate results of the installation with regards to ventilation and energy performance that are provided to the Local Planning Authority, in accordance with the following policies of the Local Plan: DM12.3, DM15.1.

- 16 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 2450-10-ZZ-PL-00-001-Rev1, 2450-10-00-PL-10-100-Rev2, 2450-10-00-PL-10-101-Rev2, 2450-10-01-PL-10-100-Rev2, 2450-10-01-PL-10-101-Rev1, 2450-10-02-PL-10-100-Rev2, 2450-10-02-PL-10-101-Rev1, 2450-10-03-PL-10-100-Rev2, 2450-10-03-PL-10-101-Rev1, 2450-10-04-PL-10-100-Rev3, 2450-10-04-PL-10-101-Rev3, 2450-10-ZZ-PL-10-130-Rev2, 2450-10-ZZ-PL-10-131-Rev2, 2450-10-ZZ-PL-10-132-Rev2, 2450-10-ZZ-PL-10-150-Rev2, 2450-10-ZZ-PL-10-151-Rev2, 2450-10-ZZ-PL-10-200-Rev3, 2450-10-ZZ-PL-10-201-Rev3, 2450-10-ZZ-PL-10-202-Rev3, 2450-10-ZZ-PL-10-203-Rev1, 2450-10-ZZ-PL-10-204-Rev1, 2450-10-ZZ-PL-10-300-Rev1, 2450-10-ZZ-PL-10-301-Rev2, 2450-10-ZZ-PL-10-302-Rev2, 2450-10-ZZ-PL-10-303-Rev2, 2450-10-ZZ-PL-10-304-Rev2, 2450-10-ZZ-PL-10-305-Rev2, 2450-10-ZZ-PL-10-306-Rev2, 2450-10-ZZ-PL-10-307-Rev2, 2450-10-ZZ-PL-10-308-Rev1, 2450-10-ZZ-PL-10-309-Rev2, 2450-10-ZZ-PL-10-310-Rev2, 2450-10-ZZ-PL-10-311-Rev1, 2450-10-ZZ-PL-10-312-Rev1, 2450-10-ZZ-PL-10-313-Rev1, 2450-10-ZZ-PL-10-314-Rev2, 2450-10-ZZ-PL-10-317-Rev1, 2450-10-ZZ-PL-10-318-Rev1, 2450-10-ZZ-PL-10-319-Rev1, 2450-10-ZZ-PL-10-320-Rev1, 2450-10-ZZ-PL-10-321-Rev1

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

## INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner

based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.



Gwyn Richards  
Planning and Development Director  
Date of issue: 13 December 2023

## **STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR ON THE GRANT OF PERMISSION SUBJECT TO CONDITIONS**

- If you are aggrieved by this decision to refuse permission or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- In the case of householder or minor commercial applications, if you want to appeal you must do so within 12 weeks of the date of this notice. In the case of other types of application you must appeal within six months of the date of this notice.

A "minor commercial application" is defined as:

(a) an application for planning permission for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987(a); or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development;

where the application does not include a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building.

- You must use a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or downloaded from their website on [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). Appeals can also be made online at: <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they have imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.