

12 May 2023

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Dear Sir/Madam,

MIDDLESEX HOUSE, 34-42 CLEVELAND STREET, LONDON, W1T 4JE: APPLICATION FOR PLANNING PERMISSION FOR REPLACEMENT OF GLAZING

Please find enclosed on behalf of our client, Derwent Valley Property Investments, an application for planning permission for replacement glazing to existing window openings to the north, east, west and courtyard and lightwell elevations of the building.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site Location Plan
- Existing and Proposed Elevations
- Sustainability Statement
- Completed CIL Form.

The application fee has been paid directly through the Planning Portal.

The applicant, Derwent Valley Property Investments (part of the Derwent London Group), owns the building fronting Cleveland Street in the heart of Fitzrovia. The site is located within the Charlotte Street Conservation Area but is not listed.

Middlesex House was originally built in 1934 and was fully redesigned by John McAslan & Partners in 2001. It offers light-filled open-plan offices over five storeys centred around an open courtyard. In 2014-15 the basement car park was converted into 12,200 sq ft of office space.



The windows were installed when building regulations did not promote building energy performance as they now do, resulting in a building with windows that have a significantly worse performance than modern standards. Although the building has been well maintained, many of the windows have degraded over recent years. The existing windows are finished with a dark grey metal frame with clear single glazing. The single glazing presents issues with condensation, heat loss, increased energy consumption and poor sound insulation.

The replacement windows have been designed to reflect the appearance of the existing windows but will be double glazed in order to enhance the energy efficiency of the building. The windows would be replaced with new clear double glazing into dark grey metal frames of the same design and dimensions as the existing windows, the replacements will be in keeping with the remaining windows of the building. These modern, efficient windows will improve the energy efficiency and sustainability of the building.

The proposed replacement of the existing windows will not materially alter the appearance of the building as they offer a like for like replacement, therefore it is considered the proposals will not result in an impact on the character of the Conservation Area.

The existing appearance of the building is shown at Figure 1 below.





National and strategic policy support good design. At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development. The Council will require that development: respects local context and character; preserves or enhances the historic environment and heritage assets and matters of sustainability; uses high quality materials, integrates with its surroundings, is inclusive; is secure and other matters.

The proposals would improve the appearance of the existing building. The alterations also have a significant enhancement to the overall energy efficiency of the building, reducing the CO2 demand which accords with strategic and local level policy objectives for sustainability. The proposals are therefore considered to continue to adhere to the objectives of the NPPF, London Plan and Local Plan policies and would deliver a high-quality scheme.

The proposed replacement windows are therefore considered to comply with current design and conservation policies which seek to preserve the character and appearance of existing buildings and conservation areas.

We trust that the enclosed information is sufficient to validate and determine the application. however should you wish to discuss this further or require any additional information please contact Caroline McIntyre on 07525 289 486 or caroline.mcintyre@dp9.co.uk.

Yours faithfully

DP9 Ltd