

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/09/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2013/4894/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
84 Cleveland Street London W1T 6NG				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of windows to front elevation at second and third floors to existing flats (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice: 23/08/2013 – 13/09/2013 Press notice: 29/08/2013 – 19/09/2013  No comments received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No CAAC					

### Site Description

The site is located on the corner with Cleveland Street and Grafton Way. It comprises a 4 storey building which is subdivided into flats. The site is not listed, but is within the Fitzroy Square Conservation Area.

### Relevant History

No recent relevant history

### Relevant policies

#### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)**

**Fitzroy Square Conservation Area Statement**

**NPPF**

### Assessment

#### **Proposal:**

Permission is sought for the reinstatement of windows at the second and third floor of the property on the Grafton Road elevation.

#### **Assessment:**

The proposed windows would be timber framed sash windows to match the existing in terms of material, style, dimensions, colour and opening method. They would be set back into window reveals which match the depth of the existing reveals.

The proposal is considered to be acceptable, the reinstatement of matching windows will not harm the character or appearance of the host building or wider conservation area and there would be no impact on the amenity of adjoining neighbours given that the new windows look out onto the street.

**Recommendation: Grant Planning Permission**