

Delegated Report		Analysis sheet		Expiry Date:		30/09/2013	
		N/A / attached		Consultation Expiry Date:		5/9/13	
Officer				Application Number(s)			
Alan Wito				2013/4964/L			
Application Address				Drawing Numbers			
13 Swinton Street London WC1X 9NL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Reinstatement of a margin glazed window to ground floor and single glazed timber sliding sash windows to basement, first and second floors.							
Recommendation(s):		Grant					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was put up outside of the property from 9/8/13 to 30/8/13 and a press notice published on 15/8/13.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

No.13 is located at the eastern end of Swinton Street, on the south side of the street. The property is Grade II listed and falls within the Bloomsbury Conservation Area. It forms part of a wider group of listed buildings (Nos.5-17) dating from c.1835-44. They are three storeys high, plus basement, and are built of darkened stock brick with rusticated ground floor and a plain stucco first floor cill band and profiled cornice.

Relevant History

2011/4894/L - Replacement of all windows on the front elevation of dwelling house with timber double glazed sash windows and all windows on the rear elevation with single glazed timber sashes (retrospective). REFUSED 1/12/2011.

2012/1646/P & 2012/1652/L - Erection of a mansard roof extension with two dormers to the front elevation and a terrace to the rear to existing dwelling house (Class C3). REFUSED 11/5/2012.

2012/1653/P & 2012/1654/L - Erection of a mansard roof extension with two dormers to the front elevation and two dormers to the rear elevation to existing dwelling house (Class C3). REFUSED 11/5/2012. DISMISSED ON APPEAL 18/2/13.

2012/1658/P & 2012/1675/L - Erection of a single-storey lower ground floor rear extension with green roof and rooflight, enlargement of existing window opening to the rear first floor, create a new window opening to the rear lower ground floor, rebuild part of the side (east and west) boundary walls, alterations to front steps and railings, new door under front entrance and internal alterations to existing dwelling house (Class C3). GRANTED 16/7/2012.

2012/4302/L - Installation of 1 x single glazed window to front elevation at ground floor level to existing house and retention of double glazed timber sash windows to front elevation at basement, first and second floor levels of existing house (Class C3). REFUSED 9/10/12.

2013/0501/L - Replacement double glazed window to ground floor and re-glazing of timber sliding front elevation sash windows to basement, first and second floors to existing dwelling house. REFUSED 24/5/13.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

National Planning Policy Framework (March 2012)

PPS5: Practice Guide (March 2010)

Camden Planning Guidance 1: Design (April 2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

Listed building consent is sought to re-glaze the basement, first and second floor front windows in single laminated glazing with the ground floor front window replaced with a new single laminated glazed window. The existing front elevation windows are unauthorised double glazed units which were installed by the previous owner.

The ground floor window is reinstated to the historic design which was previously removed (with margin lights) and is an improvement on the unsympathetic design presently in place.

The existing windows to the basement, first and second floors on the front elevation will be retained but re-glazed with laminated glass. This consists of two 4mm panes of glass laminated together. A sample of the glazing has been inspected and it gives the appearance of single glazing and avoids unsightly spacer bars and double reflections which were the basis of the previous refusal. Putty would also be used to fix the glazing in place which is a historic detail.

The applicant has offered to remove the horns from the sash windows. Whilst these did not form part of the previous refusal they are not an authentic detail for this type of window and therefore no objection is raised to this alteration.

As proposed the works rectify the unauthorised works on the building and whilst the historic fabric of the previous windows is not reinstated this would not be something the current owner could rectify as they did not carry out the works. It is recommended that the works are approved and a condition will be attached requiring them to be carried out within 6 months of the approval.