

Delegated Report		Analysis sheet		Expiry Date:		24/09/2013	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Carlos Martin				2013/4094/P			
Application Address				Drawing Numbers			
124 Theobalds Road London WC1X 8RX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new windows to existing window blanks of office building (Class B1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		1 response: no objection.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The site comprises a 10 storey office building bounded by Theobalds Road, New North Street and Boswell Street. The existing car park has a gated entrance onto New North Street. The building is not listed and the site is not within a conservation area.

Relevant History

2006/2803/P: pp granted for external alterations to the existing office building comprising changes to the entrance portal on Theobalds Road elevation, reinstatement of windows on the Boswell Street, New North Street and North car park elevations; together with the repositioning of the New North Street car park entrance gates to facilitate the installation of 26 cycle parking racks and changes to the parking layout in the existing parking area.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Assessment

The application proposes the reinstatement of the blocked windows and louvre screens on all elevations with new windows to match those elsewhere.

The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the area generally and the impact of the proposal on the amenity of neighbouring properties.

The proposed alterations to reinstate windows would have a beneficial impact on the appearance of the building. The proposed new window would be made of sympathetic materials and its design would match the existing windows. Therefore, no objections are raised on design terms.

No significant impact is expected on the amenity of neighbouring properties as the new windows do not offer any substantial new views than those from existing windows.

The proposal complies with LDF policies and planning guidance and therefore approval is recommended.

Recommendation: Grant