

Delegated Report		Analysis sheet		Expiry Date:		13/03/2013	
		N/A / attached		Consultation Expiry Date:		07/03/2013	
Officer				Application Number(s)			
Charles Rose				2013/0329/L			
Application Address				Drawing Numbers			
13 Jeffreys Street London NW1 9PS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of 2 windows at front second floor level in connection with existing dwelling (Class C3).							
Recommendation(s):		Grant listed building consent					
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:		Press and site notice: No response Site notice displayed between the 6 th Feb and 27 th Feb 2013 Press notice advertised between the 14 th Feb and 7 th March 2013					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The subject property is located on the northern side of Jeffrey's Street. The main feature on the site is a three storey dwelling with basement level. The building has a single storey rear projection at lower basement level.

The property is currently vacant and is in a state of disrepair. The site is located within the Jeffrey's Street Conservation Area, and is a Grade II listed building.

Relevant History

2012/3889/P / 2022/3921/L GRANTED - Erection of enlarged single storey rear extension (following demolition of existing), replacement and refurbishment of windows on front and rear elevation and replacement of front entrance door, creation of bin store on platform in lightwell, installation of two rooflights, alterations to rear roof profile including new windows and reinstate chimney stack and hard & soft landscaping works to rear garden all in connection with existing dwellinghouse (Class C3). 09/10/2012

2011/5349/P: Erection of extension at rear basement level with terrace over enclosed by balustrading at rear ground floor level, reinstate chimneystack at rear second floor level, alterations to rooflights at rear second floor level, replacement of rear first floor window with door, replacement of windows at front basement, ground and first floor level, refurbishment of other windows on front and rear elevation, and installation of metal ladder in front basement lightwell all in connection with existing dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

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Assessment

The proposal seeks to replace the sashes to the second floor front elevation (the sash boxes themselves would be retained).

An inspection of the windows shows that they are ill fitting within the window frame and largely rotten. The extent of repair required would leave very little of the sash left so in these circumstances there is no objection to their replacement.

It is proposed to replace them with single glazed sashes, taking advantage of slightly thicker 6mm glazing for thermal efficiency, which match the details of the existing and thus are considered acceptable.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

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