

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		14/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2013/0126/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
84A Marchmont Street London WC1N 1AG				Refer to 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 2 x windows at ground floor level on the east facing elevation in association with existing as a design studio (Class B1)							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>35</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed on 16/01/2013, expiring on 06/02/2013 and a public notice published in the local press on 24/01/2013, expiring on 14/02/2013.</p> <p>No letters of representation has been received as a result of the consultation process.</p>					
<b>CAAC/Local groups comments:</b>		<p><b>Bloomsbury CAAC:</b> Were formally consulted and commented that the materials used should match the existing.</p>					

## Site Description

The application site is a two-storey building set within a courtyard that is accessed via Marchmont Street (side). The site is currently in use as a design studio. The building to the north of the site is a four-storey building with ground floor commercial use as a dentist with three floors of residential above. The building to the south of the site comprises four storeys with a ground floor commercial use as an off-license, with residential located above. The area is characterised by a mixture of commercial and residential uses.

The site is not listed but lies within the Bloomsbury Conservation Area but is not identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

25/10/1983 - Permission granted for the use of 84A Marchmont Street, WC1 for graphic and exhibition design including the assembly of exhibitions and model making. (M14/5/10/36827)

05/06/2001 - Permission granted for the removal of conditions 1 and 2 of planning permission dated 25/10/83 (Ref: M14/5/10/36827) to allow unrestricted use of the premises within the B1 Use Class. (PSX0104406)

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

**CS1** (Distribution of growth)

**CS5** (Managing the impact of growth)

**CS14** (Promoting high quality places and conserving our heritage)

#### Development policies:

**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- chapters 1, 2, 3, and 4**

**CPG6: Amenity- chapter 7**

**Bloomsbury Conservation Area Appraisal and Management Strategy 2011**

**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### Proposal:

The applicant seeks to install two metal framed windows on the east elevation of the site at ground floor level in order to improve the provision of natural light. There are existing metal framed openings located on the western elevation at ground floor level.

The larger window will be to the same height and width as those that exist on the west elevation (1.8m high x 1.8m wide). The smaller window will be 1.5m (h) x 0.9m (w) with a similar glazing pattern to the larger window proposed.

The key considerations are:

- Impact on the character and appearance of the host building and conservation area; and
- Impact on amenity

### Impact on the character and appearance of the host building and conservation area

The proposed windows are to be metal framed and similar in their design and appearance to the existing openings on located on the western elevation. The proposed windows would maintain the same perpendicular appearance as the existing windows. Given that they are to incorporate double glazing (to improve thermal insulation) the glazing bars will be marginally thicker than those on the existing windows.

The windows will not be visible from the wider public realm by virtue of being obscured by the single storey adjoining building located to the east of the applications site. As such the proposal is considered to be appropriate and would serve to preserve the character and appearance of the host building and conservation area.

### Amenity

The proposal would not give rise to any adverse impacts in terms of the loss of light, loss of outlook, or adding to the sense of enclosure.

The new windows would result in the creation of overlooking into the building located to the east of the site. However, given that both of the buildings are within the sole ownership of the applicant and form part of the same business the issue of overlooking is not considered to be an issue in this instance.

### Recommendation: Grant Planning Permission

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