

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		14/03/2013	
		N/A / attached		Consultation Expiry Date:		28/02/2013	
Officer				Application Number(s)			
Carlos Martin				2013/0090/P			
Application Address				Drawing Numbers			
32 Windmill Street London W1T 2JW				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing single glazed windows to double glazed windows of first floor residential flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	35	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 07/02/2013 to 28/02/2013. Site notice displayed from 01/02/2013 to 22/02/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Charlotte Street CAAC: 1. Not sufficient information of the existing windows has been submitted 2. The replacement of single glazed windows with double glazed ones is normally resisted. <u>Officer's comment:</u> 1. Further and clearer drawings have been provided at officer's request. 2. The proposed new windows would be identical in design (see para 2 over) to the existing ones except for the glazing.					

Site Description

The application site relates to an end-of-terrace building located on the north side of Windmill Street. The site is not listed but forms part of the Charlotte Street Conservation Area. The building is divided into flats.

Relevant History

None.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Panning Guidance 2011: 1 (design)

Charlotte Street Conservation Area Appraisal

Assessment

1. Planning permission is sought to replace the existing single-glazed timber windows of the first floor with double-glazed timber windows to both front and side elevations.
2. The proposed new windows would be identical in terms of design, profiles, materials and method of opening. The only difference with the existing windows is the double glazing. This would ensure that the character and appearance of the building and this part of the conservation area is preserved, as required by current design and conservation policies, Camden Supplementary Planning Guidance and the advice of the Charlotte Street Conservation Area Appraisal.
3. The proposal would also enhance the energy efficiency performance of the house and is welcomed in the context of sustainability policies.
4. The proposal is consequently recommended for approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th March 2013. For further information please click [here](#).