

Delegated Report		Analysis sheet		Expiry Date:		01/02/2013	
		N/A		Consultation Expiry Date:		07/01/2013	
Officer				Application Number(s)			
Rachel Miller				2012/6611/P			
Application Address				Drawing Numbers			
Atelier House 64 Pratt Street London NW1 0LF				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of all existing single glazed windows with double glazed windows in connection with existing office building (Class B1).							
Recommendation(s):		Approve with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		Not in a Conservation Area					

Site Description

Atelier House is a six storey office block located on the corner of Pratt Street, Mandela Street and Camden Street. The front entrance is on Pratt Street and is recessed by 1.3metres.

The building is not listed and not located in a conservation area.

To the rear of the site is a gated service yard and the Centro office buildings.

Relevant History

9500691 The erection of an extension at fifth floor and erection of a roof extension over part of the building for Class B1 office use; the formation of a new entrance the replacement of the existing fire escape by a new rear staircase and alterations to the fenestration. Approved 03/08/1995

2012/6384/P Alterations to ground floor front entrance comprising installation of glazed doors and glass canopy and installation of 12 x replacement extract louvers to rear of building in connecting with existing offices (Class B1). Currently under consideration.

Relevant policies

LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design

London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Permission is sought to replace all the existing white stainless steel single glazed windows with white double glazed aluminium windows.

The proposed windows would be constructed of similar materials (aluminium framed) and of a similar colour to the existing windows. The replacement fenestration on the upper floors would lose one glazing bar however as they would all be the same it is considered that they would be acceptable. The size of the openings of the windows is to be retained. The replacement double glazed windows will improve the thermal efficiency of the building.

It is recommended that this application is approved subject to conditions.

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