

|   |                            |   |                                     |                                  |    |                   |    |
|---|----------------------------|---|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>                       |                                     | <b>Expiry Date:</b>              |    | 16/01/2013        |    |
|   |                            | N/A / attached                              |                                     | <b>Consultation Expiry Date:</b> |    | 27/12/2012        |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Catherine Bond  |                            |   |                                     | 2012/5750/L                      |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| 35 Hawley Crescent<br>London<br>NW1 8NP   |                            |   |                                     | 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>  |                            |   |                                     |                                  |    |                   |    |
| Details of windows required by condition 3 of Listed Building Consent ref 2012/2449/L dated 28/06/2012 for submission of Listed Building Consent relating to the replacement and refurbishment of windows, relocation of plant from courtyard to roof level enclosed by metal enclosure, removal of existing external fire escape staircase and replacement of fire escape doors with window and installation of new doors to replace existing timber hoarding covering lift door on west elevation, cleaning of brickwork and internal alterations including secondary glazing, modification to partitioning and door openings, staircase and services all in connection with existing offices (Class B1). |                            |   |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant approval of details (listed building) |                                     |                                  |    |                   |    |
| <b>Application Type:</b>  |                            | Approval of Details (Listed Building)       |                                     |                                  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Decision Notice                    |                                     |                                  |    |                   |    |
| <b>Informatives:</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Consultations</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified                                | 00                                  | No. of responses                 | 00 | No. of objections | 00 |
|   |                            |   |                                     | No. electronic                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | SN – no response<br>PN – no response        |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            | N/A   |                                     |                                  |    |                   |    |

## Site Description

The property was grade II listed in February 2009, and is situated in a recently extended section of the Regent's Canal Conservation Area. Alongside the adjoining buildings, including the Cooper's Building facing the canal and Nos 35

## Relevant History

29/06/2012: planning permission 2012/2298/P and listed building consent 2012/2449/L granted for the replacement and refurbishment of windows, relocation of plant from courtyard to roof level enclosed by metal enclosure, removal of existing external fire escape staircase and replacement of fire escape doors with window and installation of new doors to replace existing timber hoarding covering lift door on west elevation, cleaning of brickwork and internal alterations including secondary glazing, modification to partitioning and door openings, staircase and services all in connection with existing offices (Class B1).

14/11/2012: listed building consent 2012/4945/L granted for approval of details pursuant to condition 2 (method statement of repairs and clearing of exterior of building) and 4 (internal clad insulation and/or fireproofing) of listed building consent dated 29/06/12 (ref. 2012/2449/L) for the replacement and refurbishment of windows, relocation of plant from courtyard to roof level enclosed by metal enclosure, removal of existing external fire escape staircase and other alterations.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

## Assessment

This application for approval of details is as follows:-

Details of windows required by condition 3 of listed building consent ref 2012/2449/L dated 28/06/2012 for submission of Listed Building Consent relating to the replacement and refurbishment of windows, relocation of plant from courtyard to roof level enclosed by metal enclosure, removal of existing external fire escape staircase and replacement of fire escape doors with window and installation of new doors to replace existing timber hoarding covering lift door on west elevation, cleaning of brickwork and internal alterations including secondary glazing, modification to partitioning and door openings, staircase and services all in connection with existing offices.

The proposed window is a sealed double-glazed casement design manufactured by Matali in galvanised steel with a powder-coated finish in white to match those existing windows which are being retained and refurbished (subject of listed building consent ref 2012/2449/L. The lining for the double glazed sealed units will also be painted white to minimise the visual impact of the metal strips.

A site visit has been made in conjunction with this approval of details application. The officer is satisfied that the sample window is of an appropriate design in terms of overall fenestration pattern and detailed design in the context of the special interest of the grade II listed building. It should be noted that an almost identical window has been used at the Tea Building, Shoreditch High Street, in the London Borough of Hackney, which on inspection is considered to be suitable for the Elephant House

### Disclaimer

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