

Delegated Report		Analysis sheet		Expiry Date:		16/11/2012	
		N/A		Consultation Expiry Date:		25/10/12	
Officer				Application Number(s)			
Alan Wito				2012/4643/L			
Application Address				Drawing Numbers			
25 Jeffreys Street London NW1 9PS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of four windows to front elevation of dwelling house (Class C3).							
Recommendation(s):		Grant					
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:		<p>A press notice was published on 4/10/12 which expired on 25/10/12. A site notice was put up outside of the property which ran from 27/9/12 to 18/10/12.</p> <p>Four letters of support have been received for the application as well as one letter commenting on the proposals. In summary as the window and door replacements are like for like, no objections were raised by the respondents.</p>					
CAAC/Local groups* comments: *Please Specify		Jeffreys Street CAAC was notified of the application but no response has been received within the consultation period.					

Site Description

The application site is located on the northern side of Jeffrey's Street. The building on the site is a 3-storey with basement terraced house and is part of the terrace nos. 11-33 Jeffreys Street (odd) which are all listed grade II. The houses in this terrace date from the early 19th century, built in yellow stock brick with stucco ground floors and first floor band.

The site is located in Jeffreys Street Conservation Area.

Relevant History

N/A

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

National Planning Policy Framework 2012

Assessment

The applicants are seeking to replace both French doors and sash windows to the first and second floors of the front elevation. An inspection of these reveals them to be in poor condition, particularly rotten at cill level. Whilst parts of the windows are in a sound condition given the extensive amount of replacement that would be required it was not considered practical to seek their repair with new sections of timber spliced in

The replacement windows and doors will match the existing exactly and will preserve the special interest of the listed building, it is therefore recommended that consent is granted for the works.

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