

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		1) 16/10/12 2) 02/11/12	
		N/A		<b>Consultation Expiry Date:</b>		11/10/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				1) 2012/4361/P 2) 2012/4403/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
43 Doughty Street London WC1N 2LH				See 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>							
Replacement of 12 existing single pane one over one sash windows with new painted timber vertical sliding double hung multi pane single glazed sash windows to front elevation of dwelling house (Class C3).							
<b>Recommendation(s):</b>		1) Grant Planning Permission 2) Grant Listed Building Consent					
<b>Application Type:</b>		1) Full Planning Permission 2) Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft 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>		A press notice was published on 20/9/12 which expired on 11/10/12. A site notice was put up outside of the property which ran from 12/9/12 to 3/10/12. No responses were received as a result of this.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Bloomsbury CAAC was consulted on the application. A response was received stating:  "No objection <u>unless</u> the existing windows are original or early and have had their glazing bars removed".					

## **Site Description**

This application relates to a Grade II listed terraced property on the eastern side of Doughty Street located within the Bloomsbury Conservation Area and the Central London Area. This property forms part of a terrace of 23 houses and dates from c.1792. The building is constructed of multi-coloured stock brick and stands 5 storeys tall with a slate covered mansard roof and dormers. The property is located within the Bloomsbury Conservation Area.

## **Relevant History**

Applications for planning permission and listed building consent were withdrawn on 13/8/12 for the replacement of existing front elevation sash windows with new multi pane double glazed sash windows at basement and roof level (refs: 2012/2841/P and 2012/2877/L).

Planning permission and listed building consent were granted on 28/4/06 for the erection of infill extension at second floor level at rear elevation of Grade II Listed house (Class C3); includes works to front lightwell and various internal works (refs: 2005/4438/P and 2005/4440/L).

Listed building consent was granted on 25/4/85 for the retention of works of rehabilitation and refurbishment including the reinstatement of a sash window at second floor level (ref: 8570013).

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011**

**Bloomsbury Conservation Area Statement**

**National Planning Policy Framework 2012**

## Assessment

Permission is sought to replace all of the existing one-over-one timber sliding sash windows on the front elevation with new multi pane (mostly six-over-six) timber sliding sash windows. An application earlier in the year to replace the windows with a similar design in double glazing was withdrawn by the applicant as it was advised that double glazing would not be acceptable.

The existing windows are not original to the building as when the building was constructed six-over-six sashes were used and some are still evident in the street. One-over-one sash windows were not used until the Victorian period when improvements in glass technology meant that glazing bars were not needed for strength and rigidity for the sash frame. An inspection of the sashes does not reveal conclusively their age although there is no evidence that these are the originals (or indeed historic) with the glazing bars removed. One of the second floor windows is definitely modern as the window opening had been blocked up but was reinstated in the 1980s.

The proposed replacement windows are good replicas for the original with appropriately slim framing and profiles which match the adjacent property's (number 44 Doughty Street). On this stretch of Doughty Street the fenestration of the town houses varies between the original six-over-six sash design and replacement one-over-one sash windows. In terms of the wider townscape and the uniformity of the terrace the proposed windows would sit comfortably and would not lead to the application building standing out from its neighbours.

At the basement and third (mansard) level the window design would be slightly different featuring a three-over-three arrangement. Given the smaller proportions of the windows this design is appropriate and is based on historic precedents found in the street.

Draft proofing strips would be applied around the frames but these are discrete fittings which improve the performance of the windows without significantly altering their appearance.

## Recommendation

The proposed works would preserve the special interest of the listed building and the character and appearance of Bloomsbury Conservation Area and therefore it is recommended that both planning permission and listed building consent is granted.

### Disclaimer

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