

Delegated Report		Analysis sheet		Expiry Date:		14/09/2012	
		N/A / attached		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2012/3424/P 2. 2012/3430/L			
Application Address				Drawing Numbers			
4 Leigh Street London WC1H 9EW				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of casement windows at front of listed building with timber framed, single glazed multi-pane sash windows, at second and third floor level.							
Recommendation(s):		1. Planning permission 2. Listed building consent					
Application Type:		1. Full Planning Permission 2. Listed building consent.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – comment received: “From the submitted drawing it appears that there are existing sash windows at first floor level and these should be replicated as closely as possible.”					

Site Description

Grade II listed building, one of a terrace of 5 houses with later shops at ground level, dating from c.1810 – 13. Within the Bloomsbury conservation area.

Relevant History

None relevant to the host building.

19 Leigh St: 2009/4933/L - listed building consent granted 05.03.2010 for *Replacement of sash windows at first floor level to the front elevation*.

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

Consent is sought for the replacement of four non-original timber framed casement windows to the building's front elevation, at second and third floor levels. The windows would have originally taken the form of multi-pane sashes. 6-over-6 sashes remain at first floor level.

The replacement of the casement windows with appropriately detailed timber frames sashes is considered to have a beneficial impact upon the appearance and special interest of the building and the consistency of the wider terrace. The top (third) floor sashes shall be a three-over-three arrangement; the second floor 6-over-6. This subdivision arrangement is consistent with the others adjacent.

It was originally proposed to replace the casements with double glazed sash windows, but this was considered to be unacceptable, and the proposal amended to historically- and visually appropriate single-glazed units.

The proposal raises no issues of impact upon neighbours' amenity. In terms of sustainability, the proposal is considered to be in line with the requirements of the NPPF.

The proposed replacement single glazed windows are considered to preserve the building's special architectural and historic interest, and to enhance the character and appearance of the conservation area. The works are in line with the relevant local and national policies and guidance, and approval is therefore recommended, subject to a condition which seeks clarification as to the profile details for the frames and glazing bars.

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