

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/09/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2012/3673/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
51 A & 53 Neal Street London WC2H 9PJ				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 existing single-glazed timber windows with double-glazed timber windows to residential block (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 03/08/2012 – 24/08/2012 Press notice: 09/08/2012 – 30/08/2012  One letter of support received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Seven Dials CAAC – No comment					

## Site Description

The site is located on the south west side of Neal Street. It comprises a modern terraced property with residential above and retail below. The site is not listed, but is within the Seven Dials Conservation Area.

## Relevant History

No relevant history.

## 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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Seven Dials Conservation Area Statement

## Assessment

### Proposal:

Permission is sought for the replacement of the existing single glazed timber framed windows with double glazed timber framed windows on the front and rear elevations.

### Assessment:

The proposal is considered to be acceptable. The building is fairly modern and the existing timber framed windows are not considered to be of historic value, nonetheless they would be replaced on a like for like basis in terms of material, colour and detailing.

The scheme would not impact upon the amenity of adjoining neighbours as no new window openings would be created.

The scheme complies with Camden Planning Guidance and Local Development Framework policies DP24 and DP25.

**Recommendation: Grant Planning Permission.**

### Disclaimer

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