

<b>Delegated Report</b> Members Briefing		Analysis sheet		Expiry Date:		10/09/2012	
		N/A / attached		Consultation Expiry Date:		23/08/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2012/2889/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Christopher Hatton Primary School 38 Laystall Street London EC1R 4PQ				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 single glazed timber sliding sash windows to double glazed timber sash windows to all elevation of existing school (Class D1)							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Councils Own Permission Under Regulation 3					
<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>		Site notice displayed 25/07/12 Press notice advertised 02/08/12					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None  The matter is presented to MB Panel as it is a Council's own application.					

## Site Description

The site is located on the north side of Laystall School and relates to a five –three storey building constructed in circa. 1890. Windows are predominantly single glazed vertical sliding sashes with painted finish. The building is not listed but is located in the Hatton Garden Conservation Area (CA) where it is also identified as a positive contributor to the CA.

## Relevant History

None

## 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 Hatton Garden Conservation Area Statement

## Assessment

### 1.0 Proposal:

1.1 Permission is sought for the replacement of the existing single glazed timber windows with double glazed timber windows. The client is London Borough of Camden.

### 2.0 Assessment:

2.1 The proposal would see all the windows on the east elevation replaced with timber framed double glazed sash windows. Camden Planning Guidance advises that where it is necessary to replace windows that are original or in the style of originals, they should be replaced like with like wherever possible. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions, opening method, materials and finishes, detailing and overall size of the window opening.

2.2 The proposal would comply with this guidance; the windows would be timber framed with an opening method to match existing and in terms of appearance would be of the same style as existing. Whilst the profiles may be slightly deeper to accommodate double it is not considered that this would negatively affect the appearance of the property or the wider area conservation area. The glazing bars on the new windows are much larger than the existing windows. However, with a large pane and planted glazing bars the windows can be manufactured to replicate the sight lines of the current timber windows. The proposed windows are therefore considered to preserve and enhance the character and appearance of the building and wider conservation area.

### Recommendation: Grant Planning Permission

## DISCLAIMER

Decision route to be decided by nominated members on Monday 10<sup>th</sup> September 2012.  
For further information please click [here](#).