

Delegated Report		Analysis sheet		Expiry Date:		23/08/2012	
		N/A / attached		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2012/3406/P 2. 2012/3440/L			
Application Address				Drawing Numbers			
Birkbeck College 42-44 Gordon Square London WC1H 0PD				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. The replacement of two existing timber casement windows with a single metal framed sliding window at ground floor level at rear elevation (Class D1). 2. External alterations including the replacement of two existing timber casement windows with a single metal framed sliding window at ground floor level at rear elevation (Class D1).							
Recommendation(s):		1. Grant planning permission 2. Grant 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	22	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 – no comment.					

Site Description

Grade II listed buildings, part of a terrace of 11 houses dating from c.1825, by Thomas Cubitt. The buildings are within the Bloomsbury conservation area, and are now in educational use.

Relevant History

Various; none directly relevant to this application.

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

There is a long, two storey C20 extension to the rear of nos. 42-45. The rear of this extension backs directly onto the rear gardens of the buildings on Tavistock Square. There are a number of timber framed casement windows at ground floor level within the rear elevation of the extension, and it is proposed to remove the central two of these and the brickwork in between and replace this with a set of four sliding, folding windows. The height of the windows will remain the same, in line with those which will be retained. It is proposed to use powder coated aluminium framing.

Listed building and conservation area impact:

The proposed alteration is within an area of modern fabric, which is not of particular architectural significance. The alteration will not have a detrimental impact on the setting, fabric or other special architectural or historic interest of the building.

The use of metal frames is not considered to have a detrimental impact on the character or appearance of this part of the Bloomsbury CA, given that the window seen within the context of a simple, modern extension.

Amenity / sustainability impact:

The proposal raises no amenity issues; the buildings behind are also in educational use, and the replacement window will not lead to any change to the existing overlooking arrangement. The proposal raises no sustainability issues.

The proposal is considered to comply with relevant local and national policy and guidance, and therefore approval is recommended.

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