

Delegated Report		Analysis sheet		Expiry Date:		07/08/2012	
		N/A / attached		Consultation Expiry Date:		26/07/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3077/P			
Application Address				Drawing Numbers			
2-6 Boswell Court London WC1N 3PS				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing windows at ground floor, first floor and second floor with new double glazed windows (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	53	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 05/07/2012 to 26/07/2012. Site notice displayed from 28/06/2012 to 19/07/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No objection.					

Site Description

The application site lies to the north of Boswell Court and comprises a three storey industrial building that was converted into 8 residential flats in 1994. The host building is clad in white painted brick to the front elevation, with render on the rear ground floor elevation. The existing pattern of fenestration is consistent throughout the building however the window frame materials vary, including timber metal.

The immediate locale is predominantly residential however there are a number of mixed use buildings situated along Boswell Road 25 metres to the west. The site is located within the Bloomsbury conservation area.

Relevant History

9400053: pp **granted** for change of use from studio and offices to 8 residential flats. 30/06/2004

2007/1401/P – pp **refused** for the replacement of various windows on the front and rear elevations to existing residential block (Class C3). Reasons:

“The proposed aluminium windows, by reason of their inappropriate design would be detrimental to the character and appearance of the building”.

2008/4943/P: pp **granted** for the retention of one timber double glazed window and replacement of three metal windows with timber double glazed windows to front and rear elevations of first floor residential flat (Class C3).

Relevant policies

Core strategy & Development policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

Camden planning guidance

Bloomsbury Conservation Area Appraisal

Assessment

Introduction

It is proposed to replace the existing crittal windows with timber framed double glazed windows. The proposed new windows would have thicker frames and glazing bars to sustain the double glazing and would match the design of 4 existing windows for which consent was granted under 2008/4943/P

Design

Whilst the installation of timber framed double glazed windows would not result in a like-for-like replacement, the new windows seek to replicate the existing vertical and horizontal emphasis of existing glazing bars ensuring that the proposed detailing would not detract from the front and rear elevation of the building, closely following the existing pattern of fenestration.

Crittal windows can be problematic in terms of heat retention and the use of double glazed windows would comply with Building Regulations. It is regrettable that the traditional crittal windows would be lost in this industrial building. However given that timber windows have already been installed both at the front and rear of the building and the fact that the building is not listed, the use of timber could not be opposed. The proposal is not considered to be harmful to the appearance and character of the host building and would be considered acceptable.

Amenity

The replacement windows would not alter the relationship between the existing building and surrounding residents and would therefore be considered acceptable in terms of amenity.

Conclusion

The replacement windows would be similar in terms of the proportions of the windows and number of glazing bars and would not appear significantly different from views from the surrounding streets. The proposal is therefore considered acceptable in terms of the impact on the character and appearance of the wider street scene and is considered to satisfy current policies.

Recommendation: Grant planning permission

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