

<b>Delegated Report</b> Member's Briefing		Analysis sheet		Expiry Date:		27/07/2012	
		N/A / attached		Consultation Expiry Date:		19/07/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2012/2892/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
St. Josephs RC Primary School Macklin Street London London WC2B 5NA				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>							
Replace the existing timber sash windows with new double glazed sliding sash windows to the front and rear elevations in connection with existing school (Class D1).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<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: Press notice: 28/06/2012 – 19/07/2012  No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Covent Garden CAAC – The advisory committee is delighted that the school is proposing timber windows and trusts that the sections will match the existing as far as possible.  Covent Garden Community Association – No objection  This matter is presented to the Members' Briefing Panel as it is a Council's own application.					

## Site Description

The site is located on the south east side of Macklin Street. It comprises a primary school. 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

### 1.0 Proposal:

1.1 Permission is sought for the replacement of the existing single glazed timber windows with double glazed timber windows.

### 2.0 Assessment:

2.1 The proposal would see all the windows on the north and south 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 sliding sash and would be of the same style as existing. Whilst the profiles may be slightly deeper to accommodate double glazing it is not considered that this would negatively affect the appearance of the property or the wider Seven Dials Conservation Area.

### Recommendation: Grant Planning Permission

## DISCLAIMER

Decision route to be decided by nominated members on Monday 23<sup>rd</sup> July 2012. For further information please click [here](#).