

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/06/2012	
		N/A / attached		Consultation Expiry Date:		17/05/2012	
Officer				Application Number(s)			
Carlos Martin				2012/1802/P			
Application Address				Drawing Numbers			
20-56 Millman Street London WC1N 3EW				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing windows with double-glazed windows to all elevations of existing flats (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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 26/04/2012 to 17/05/2012. Site notice displayed from 18/04/2012 to 09/05/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Bloomsbury CAAC: objects on the basis that the proposed windows would be bulkier and significantly out of period.</p> <p><u>Officer's response:</u> The submitted drawings have been amended and the proposed windows altered as follows:</p> <p>Head: from 96mm to 79mm (existing = 50mm) Cill: from 93mm to 70mm (existing = 80mm) Jambs: from 71mm to 75mm (existing = 60mm) Central mullion: from 125mm to 103mm (existing = 130mm)</p> <p>Although the head and jambs of the new windows would be thicker than as existing by 29mm and 15mm respectively, the bulk of the central mullion would be reduced by 27mm and the Cill by 10mm. Overall, the increase in bulk is therefore marginal and it is considered that the new proposal would not harm the appearance of the building.</p>					

Site Description

The site is very large 1970's 4 storey residential block located on the eastern side of Millman Street. The building is not listed but is located within the Bloomsbury Conservation area.

Relevant History

2011/4967/P - Replacement of existing steel windows with double-glazed aluminium windows to all elevations of existing flats (Class C3). Refused 07/12/2011.

Reasons for refusal: *The proposed replacement windows due to their proportions, colour, materials and detailed design would result in demonstrable harm to the character and appearance of the host building, streetscene and the Bloomsbury conservation area.*

2005/1666/P - Replacement of main entrance door and formation of door to existing bin store. Granted on 18/07/2005

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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

Camden Panning Guidance 2011

Bloomsbury Conservation Area management Appraisal 2011

Assessment

1.0 Proposal

1.1 It is proposed to replace the existing steel single glazed windows with new aluminium double glazed units. The proposed units would be grey in colour and open inwards as opposed to the current sliding system. The application is a resubmission of a previously refused proposal.

2.0 Design

2.1 The new proposal addresses the reasons for refusal of the previous proposal by keeping the plain aluminium finish rather than white, which was considered to be out of keeping with the building, and by reducing the bulk of the new windows. Although the subject site is of little historic interest in the wider context of the conservation area it nevertheless has a dominant presence on Millman Street occupying most of the eastern side. The existing windows are slim-framed grey steel casements which due to their number and prominence make a significant contribution to the characteristic subtle elegance of this 1970s building. The proposed aluminium windows would have a similar slim appearance and would be in keeping with the refined character of the host building. The proposal is welcome in environmental terms as the proposed double glazing would enhance sustainability.

2.2 The proposal would not harm to the character and appearance of the building, the streetscene or the conservation area, and broadly complies with policies DP24 and DP25 and Camden Planning Guidance and consequently approval is recommended.

3.0 Recommendation: Grant.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th June 2012. For further information please click [here](#).