

Delegated Report		Analysis sheet		Expiry Date:	26/01/2012		
		N/A / attached		Consultation Expiry Date:	12/01/2012		
Officer			Application Number(s)				
Victoria Pound			2011/5547/L				
Application Address			Drawing Numbers				
Regency Lodge Adelaide Road London NW3 5EE			See decision letter				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of all existing original single glazed steel-framed windows with new, steel-framed, double-glazed Crittall windows.							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
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 and site notices displayed; no responses received.					
CAAC/Local groups* comments: *Please Specify		N/a – listed building consent only.					

Site Description

Grade II listed residential building dating from 1937-8 by Robert Atkinson and A.F.B. Anderson, in the Moderne style. A carefully designed scheme of inter-war flats with a parade of shops and underground garage.

The elevations are composed of brown and sandy buff bricks, with artificial stone bands and dressings supported on a steel frame, with flat roofs, and steel casement windows. Horizontal emphasis, characteristic of the moderne style, is provided by artificial stone bands at window head and cill levels, with bold semi-circular bays at the block ends of the south range, and many casement bays with curved corners, two linked bays forming the main central feature above the entrance from the courtyard

A few of the windows were replaced in the late-C20, prior to listing in 2006.

The building is not in a conservation area.

Relevant History

Various; none relevant to this application.

Relevant policies

LDF Core Strategy and Development Policies

DP25

CS14

Assessment

It is proposed to replace the remaining 1930s steel framed windows with double glazed Crittall windows, as the remaining original windows are nearing the end of their lifespan and are not in good condition. In replacing them, it is also considered desirable to improve the building's thermal and acoustic properties, and as such, double glazing is proposed.

Crittall Homelight and Corporate W20 windows are proposed to be used. The original fenestration pattern and opening arrangements of all of the windows will be replicated, and the notable curved window details will be replaced with curved glazing, thus maintaining the existing visual pattern and architectural integrity of the facades. The replacement windows will have a slightly thicker profile in order to support the two panes of glass, but the overall visual impact of this is not considered to have a detrimental impact on the building's special architectural or historic interest.

It should be noted that a number of the original windows were replaced with double glazing prior to the building being listed. These newer windows are not proposed to be replaced under this application as their condition is satisfactory; however, their materials and appearance vary from flat to flat, a number of the replacements are not considered to be appropriate in terms of their materials, opening arrangement and size of the frames, glazing bars etc. It is recommended therefore that an informative is attached to any consent, which advises that the hereby approved glazing system would be considered most appropriate when replacing any remaining windows which are not covered by this consent.

The materials and detailed design of the proposed replacement windows are considered to preserve the building's special interest. The proposal is considered to comply with relevant local and national (PPS5) policy, and as such, approval is recommended.

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