

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/01/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		22/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Catherine Bond				2011/5733/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Bedford Hotel 83-95 Southampton Row London WC1B 4HD				Refer to 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>							
Replacement of 108 x Crittall windows with aluminium framed windows at floor levels 1-6 on front elevation of existing hotel (Class C1).							
<b>Recommendation(s):</b>		Grant full planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to 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 and press notice – no objections.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC was consulted and responded with no comment on 07/12/2011.					

## Site Description

Post-war purpose-built hotel building situated on the west side of Southampton Row within the Bloomsbury Conservation Area, comprising 7 storeys, with a brick front façade, a series of angled steel bay windows from 1<sup>st</sup> to 5<sup>th</sup> floors, and a recessed top storey. The ground floor is made up of a large area of glazing incorporating the hotel main entrance.

## Relevant History

12/10/2011: planning application ref 2011/3923/P withdrawn by the applicant, for replacement of 108 x Crittall windows with aluminium framed windows and installation of aluminium cladding to existing bay projections (50 bay windows at floor levels 1-6) on front elevation of existing hotel (Class C1).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14: Promoting high quality places and conserving Camden's heritage

DP24: Securing high quality design

DP25: Conserving Camden's heritage

## Assessment

The application is for the replacement of 108 original Crittall windows on the Southampton Row (front, east) elevation of the post-war purpose-built Bedford Hotel.

The existing windows are considered to have exceeded their original life-span (they are around 50 years old). They are single-glazed steel windows, which fail to meet current Building Regulations and the expectations of the hotel's guests both thermally and acoustically. The existing windows give the building a somewhat scruffy appearance as they are difficult to maintain. The hotel would like to replace the windows ahead of the London Olympics in 2012.

The proposal is to replace all of the windows with a thermally insulated, double-glazed aluminium window manufactured by Smart Systems Ltd. The window will be powder-coated with a white finish.

The profile of the proposed window has been carefully selected to match the existing as closely as possible whilst having the capacity to incorporate double glazed units. It has a white finish to match the existing.

The fenestration pattern of each window will slightly change from the existing, in that the two casement elements of each window will be opening, rather than just one as existing. However, this will not impact on the overall appearance of the window and is not considered to cause any harm to the character and appearance of the Bloomsbury Conservation Area.

It should be noted that the previous application (ref 2011/3923/P) was withdrawn by the applicant at the request of the Council because the previous proposed window design employed a less sensitive profile and was powder-coated in grey which was seen to be out-of-keeping with the host building and the conservation area. The application was also considered unacceptable as the spandrels in each bay between the windows, which are finished in the original post-war mosaic tiles, were to be overclad with new metal sheet panels, screening a feature of value on the building. Although not included in the application, the hotel now proposes to repair the mosaic work which is not considered to be structurally unsound, rather in need of a cosmetic upgrade.

The proposal subject of this application is considered to preserve and enhance the character and appearance of the Bloomsbury Conservation Area and is sympathetic to the host building. It complies with LDF policies CS14, DP24 and DP25.

### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***