

Delegated Report		Analysis sheet		Expiry Date:	07/11/2011	
		N/A / attached		Consultation Expiry Date:	N/A	
Officer			Application Number(s)			
Victoria Pound			2011/4555/L			
Application Address			Drawing Numbers			
Minerva House 1-4 North Crescent London WC1E 7ER			See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Internal alterations including the installation of secondary glazing units to the windows on the front elevation and four windows to the rear wall at 1st, 2nd and 3rd floor levels of existing office building (Class B1).						
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:		N/A – Internal Grade II only.				
CAAC/Local groups* comments: *Please Specify		N/A – listed building consent only.				

Site Description

Grade II listed building in the Bloomsbury Conservation Area, currently in office use. Built as a car showroom and repairs workshop, with offices above, for the Minerva Motor Company. The building dates from 1912-13 by G Vernon and is a symmetrical design in Portland Stone with a concave front elevation which incorporates large metal framed windows.

Relevant History

2010/4322/P & 2010/4325/L: planning permission and listed building consent **granted 15/10/2010** for *Internal and external alterations to existing office building (Class B1) including installation of roof mounted solar panels; erection of eight condenser units within light well to south-west elevation; repairs to chimney stack, roof, parapets, gutters, and facades and a new level access at ground floor level.*

2010/5740/P & 2010/5776/L : Planning permission and listed building consent **granted 22/12/2010** for Alterations to existing office building (Class B1) including replacement of windows to rear elevation of the building.

2011/0726/P & 2011/0729/L: Planning permission and listed building consent **granted 1/04/2011** for Replacement windows to south west elevation of existing office building (Class B1)

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

It is proposed to install aluminium-framed secondary glazing to the 1st – 3rd floor windows in the main elevation and to the rear wall of the principal staircase, in order to achieve enhanced thermal provision whilst retaining the original steel-framed windows on these principal elevations. Various consents have been granted recently which provide for upgraded M&E services within the building (including heating & cooling) and for the replacement of the less significant windows on the rear and side elevations.

The principle of installing secondary glazing in this location is considered to be acceptable in listed building terms as this represents the most appropriate way of achieving enhanced thermal insulation without the loss of significant historic fabric or harm to the character of the building.

In terms of detailed design, the secondary glazing units will be framed in slim aluminium. The subdivision of units will align with the existing opening arrangement, with mullions / meeting rails matching up, so as to avoid visual disruption from the interior and exterior views. The new units will be positioned c.200mm behind the existing glazing so as to allow for access to open and maintain the existing windows, and the frames will be affixed to timber battens which will be screw-fixed to the plain plastered masonry reveals. This method of fixing is easily reversible should the units be removed in the future, and will not harm any significant or decorative fabric.

In terms of its position, subdivision and method of fixing, the proposed secondary glazing is considered to preserve the building's special architectural and historic interest. The proposal complies with relevant local and national policy and as such approval is recommended.

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