

Delegated Report		Analysis sheet		Expiry Date:		05/01/2011	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charlie Rose				2010/5686/L			
Application Address				Drawing Numbers			
2 Tavistock Place London WC1H 9RA				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External alterations including the replacement of existing single glazed glass panes, with new double glazed panes at the front elevation from the basement to fourth floor level of existing residential dwelling (Class C3).							
Recommendation(s):		Refuse 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					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The property forms part of a row of terrace of 7 houses. Grade II listed. The terrace was rebuilt in the late 20th century, concrete and steel frame construction. The Georgian style front elevation and the size and proportions of the rooms fronting Tavistock Place remain as features of interest other than that all fabric and features are modern and of no interest to the special character of the terrace.

Relevant History

2008/0910/L GRANTED - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create ten self contained flats (four 1-bed, four 2-bed and two 3-bed) involving extension to rear at basement and ground floor, partial extension at rear third and fourth floor levels, extension of existing roof to full width over building.

Relevant policies

LDF Core Strategy and Development Policies

DP25

Assessment

Consent is sought to replace the front single glazed panes with 12mm double glazed panes fitting in the existing frames and bars.

The work would not result in the loss of historic fabric because the property was built in 1975. However the front façade is a facsimile of the original Georgian properties on the site and forms a part of the replica terrace. In this regard the special interest of the building lies in the front façades and the character and appearance of the group value of the terrace as whole.

The proposed works would alter the historic appearance of the windows by introducing uncharacteristic double glazed units to the façade. These units will also have a different reflective quality than the windows on the existing adjoining facades in the terrace. This is considered to reduce the existing character of the building and importantly vary the reflective quality of the windows which should be seen as visually the same as the windows in the remainder of the terrace.

Given the relationship of the terrace as a whole and historic character of the buildings front façade is considered to be the key elements of the building special interest the works are considered to unduly impact on the significance of the building special interest contrary policy DP25 of the LDF and is recommend for refusal.

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