

Delegated Report		Analysis sheet		Expiry Date:		16/08/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2010/3346/L			
Application Address				Drawing Numbers			
Friends House 173/177 Euston Road London NW1 2BJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to provide secondary glazing to windows and doors.							
Recommendation(s):		Grant					
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

Friends House was finished in 1927 to the designs of Herbert Lidbetter and includes Drayton House on Gordon Street. It is a large steel framed building clad in brick and Portland stone. It is Grade II listed and lies within Bloomsbury Conservation Area.

Relevant History

An application to secondary glaze 142 windows and doors in a low profile aluminium frames with withdrawn by the applicant on 15/6/10 (ref: 2010/2119/L).

Relevant policies

Replacement Unitary Development Plan 2006

Policy B6 – Listed Buildings

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

This application follows on from a proposed scheme submitted earlier in the year following objections raised by council officers to some of the works. The applicant has sought to address these concerns in this application.

The building already features a large amount of secondary glazing to many windows. It is proposed to add secondary glazing to a large number of additional windows, primarily to increase thermal insulation but in some cases to reduce the amount of noise permeating into the building from the extremely busy Euston Road.

Generally the location where the secondary glazing is proposed is for windows which sit within deep and undecorated reveals. The proposed secondary glazing would sit tight against the window and not alter the sense of depth of the reveal or cover over any shutters or panelling. The design of the secondary glazing matches the outer frames and are more slender in profile so from the outside they would have very little impact. Works take place to the spaces and rooms which are plainer and are not proposed in areas or for windows with ornate detailing.

For semi circular or circular windows single panels are proposed for the secondary glazing.

In a small number of cases it is proposed to replace existing metal windows with new double glazed units. Given the limited lifespan of metal windows from this period the proposal is considered acceptable. Preliminary details have been submitted by the applicant as to their detailing which suggests that the glazing bar and frame thicknesses would be the same. Further details will be dealt with by condition.

The proposed works are considered to preserve the special interest of the listed building and therefore it is recommended that listed building consent is granted.

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