

Delegated Report		Analysis sheet		Expiry Date:		26/05/2010	
		N/A / attached		Consultation Expiry Date:		21/05/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/0146/P			
Application Address				Drawing Numbers			
Croatian Embassy 21 Conway Street London W1T 6BN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				D.Surgery A Powell			
Proposal(s)							
Replacement of existing timber windows with uPVC to rear elevation of embassy building (Sui Generis).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	32	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notices were displayed from 23/04/2010. No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC was notified, no response received.					
Site Description							
The site is a basement and five storey building on Conway Street near the junction with Fitzroy Square. It was built in the 1970's in late Georgian/early Victorian style and lies within the Bloomsbury Conservation Area.							
It is not listed, but to the south lies the grade II* listed western side of Fitzroy Square and immediately to the north is the grade II listed terrace 23-33 Conway Street.							
Relevant History							
M12/27/D/10889R The redevelopment of Nos. 19 & 21 Conway Street, W1, by a building consisting of basement, ground and first, second and third floor offices and fourth floor residential flat. Granted 31/08/1971							
9500564 Change of use from offices to embassy. Granted 20/07/1995							

PSX0105254 Additions and alterations including rear first floor extension, mansard roof extension with terrace at front, balcony at rear ground floor level in connection with conversion from 5 flats into 1 dwelling on ground - 4th floor level and 1 flat at basement level. Refused 21/01/2002

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

B7 Conservation areas

Camden Planning Guidance 2006: Extensions and alterations

Bloomsbury Conservation Area Statement

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

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

The application is to replace the existing timber sash windows at the rear of the building with uPVC double glazed windows. The main consideration is the impact of the proposed alterations on the host building, street scene and wider conservation area.

The building

The building was constructed in the 1970's and uses a similar vocabulary to the surrounding late Georgian/early Victorian buildings with a rusticated stucco ground floor, Juliette balconies at first floor, and a front mansard at roof level. The rear elevation presents a plain elevation with 19 timber sash windows in a poor state of repair.

The proposal would replace timber vertically sliding sash windows that are probably original, and constructed to echo the historic architecture of the area, with single paned white uPVC casement windows. To the rear the windows do not follow the local historic examples however they are of timber and incorporate a meeting rail which gives the fenestration an element of relief, in a more traditional form.

There is a general presumption against uPVC windows in conservation areas. Camden Planning Guidance advises that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes and detailing. Where timber is the traditional window material, replacement timber frames are preferable to uPVC or aluminium frames.

Street scene

The rear elevation cannot be seen from the street, however it can be viewed from neighbouring properties. This view would include the rear of the neighbouring grade II listed terrace of 23-33 Conway Street. The Bloomsbury Conservation Area Statement states the use of the original, or as similar as possible, natural materials will be required, and normally the use of modern replacements such as uPVC windows will be resisted (10.3).

Conservation area

Bloomsbury Conservation Area is characterised by listed Georgian and early Victorian squares and terraces. Camden Planning Guidance advises that where double-glazing is proposed for buildings in conservation areas, internal secondary glazing should be used and the original window should be left intact. In this case the existing windows are in such a poor condition that they cannot be retained, however uPVC is not a traditional material to be found within the conservation area and window replacement schemes of this type within conservation areas are contrary to policy B1 (General design principles) which states that development should, among other things, seek to improve the attractiveness of an area and not harm its appearance, and policy B3 (Alterations and extensions) which states that poorly designed alterations can cause harm to the appearance of a building and the character of the surrounding area.

Amenity

As the windows would replace existing windows there would be no increase in overlooking, as such the proposal would not harm the amenity of adjoining occupiers

Recommendation

Refuse Planning Permission

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