

Delegated Report		Analysis sheet		Expiry Date:		26/05/2010	
		N/A		Consultation Expiry Date:		17/5/10	
Officer				Application Number(s)			
Alan Wito				2010/1884/L			
Application Address				Drawing Numbers			
61 Doughty Street London WC1N 2JY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of window panes to front elevation of single family dwelling house (Class C3).							
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:		A site notice was put up outside of the property which ran from 26/4/10 to 17/5/10. No responses have been received as a result of this.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC was notified of the application on 22/4/10 but no response has been received to date.					

Site Description

The application property is a Grade II listed and located at the southern end of an early nineteenth century terrace of houses. It has three storeys, a basement and attic in the form of a mansard roof. Doughty Street is located in Bloomsbury Conservation Area.

Relevant History

There is no planning history for this property which is considered relevant to this application.

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

The proposed works involve the replacement of the glazing on the front elevation sashes with new slimlite double glazing. Originally the building would have had multi paned sash windows but these have been replaced with single pane "one over one" sashes. The glass within these sashes is not of any historic interest (Crown glass could only be used in smaller panes) and as such the principle of replacement is considered acceptable.

The new glazed unit would be 12mm thick which would involve some alterations to the existing sashes which would result the outer face of the glazing being brought forward. Internally there would be no change. There would be no metal jointing strip and the gap between panes would be largely invisible except under extremely close scrutiny.

It is considered that on these large paned, non original windows (therefore there is no loss of historic fabric) that the visual impact and level of intervention of the alterations will be negligible and therefore it is recommended that listed building consent is granted.

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