

Camden Council  
Planning – Development Control  
Camden Town Hall  
Argyle Street  
London  
WC1H 8EQ

Date: 21<sup>st</sup> May 2009

Our ref: 090521/0727/3.15

Dear Sir/Madam,

**Planning Application for Window Replacement at  
31 Great Queen Street, WC2B 5BL  
Application Reference No's 2009/0940 & 2009/0944**

Further to your e-mailed letter dated 16<sup>th</sup> March and subsequent discussions with Planning Officer Elaine Quigley about the revised content of this application listed under item 2 below, we are resubmitting the information requested, as follows:-

1. The plans, section and elevation drawings have been amended. References to other works at the properties that have already received Planning and Listed Building Consent (ref's 2008/4192/P and 2008/4347/L) have been removed or clearly marked and referenced to these previous applications as requested.
2. The project has undergone detailed design since the application was originally submitted on 11<sup>th</sup> February. Minor revisions have been made to the drawings submitted then and have been included and annotated on the revised drawings we are resubmitting. We have discussed these with Elaine Quigley by telephone and she has agreed that these can be dealt with as part of this application. These changes are listed as follows:-
  - a. The proposed replacement windows to the third floor dormers on the two side elevations have been changed from the Crittall W20 Series to Crittall Homelight. This series will result in thinner mullions and transoms more in keeping with the existing windows (ref. drawing no's 0727-1303 rev. F and 0727-1304 rev. F);
  - b. Two small replacement windows and refurbishment of an existing fanlight window to Parker Street elevation (ref. drawing no. 0727-1302 rev. F);
  - c. An additional door to the plant enclosure at fourth floor level on the Parker Street side of the building, and two additional doors forming a row of three doors to the west side of the building (ref. drawing no's 0727-1135, 0727-1302 rev. F and 0727-1304 rev. F);
  - d. Existing stained timber cills to dormer windows to be replaced with metal cills painted white to match windows (ref. drawing no's 0727-1302 rev. F, 0727-1303 rev. F and 0727-1304 rev. F);

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- e. The proposed opaque film to windows that are to be blocked up internally has been changed to opaque glass to give a more durable higher quality finish (ref. drawing no's 0727-1303 rev. F and 0727-1304 rev.F);
  - f. The existing slate tiled roofs are to be refurbished to repair and replace existing damaged fabric and provide ventilated cavities behind the slating and lead sheeting to dormer windows in order to facilitate the internal installation of thermal insulation. These works will entail removing and replacing the slates and leadwork. The applicant will seek to reuse existing materials where possible but there are likely to be substantial areas of replacement with new materials to match the existing natural slate and lead sheet. Ref. drawing no's 0727-1135, 0727-1302 rev. F, 0727-1303 rev. F and 1304 rev. F;
  - g. An additional rooflight is proposed to the third floor flat. This will have a pitch of 15° and will not be visible from Parker Street or from the buildings opposite and will provide the flat with some sunlight as the windows are otherwise north facing only (ref. drawing no. 0727-1135);
  - h. The office roof terrace has been reduced in size. The extent of replacement balustrade on the roof perimeter has been reduced. A safety balustrade has instead been provided to a maintenance access walkway set back from the roof perimeter. This will minimise the visual impact of the balustrade from neighbouring buildings. A short section of safety balustrade has been added around the lift motor room. Ref. drawing no's 0727-1135, 0727-1303 rev. F and 1304 rev. F;
  - i. A plant screen to screen the view of the existing adjacent external plant area in the west courtyard from the office windows at first floor level. Ref. drawing no's 0727-1132 and 0727-1304 rev. F;
3. The note under the first bullet point in your letter requests that we confirm the number of replacement dormer windows to the mansard to the Parker Street elevation. We have checked the original applications ref's 2008/4192/P and 2008/4347/L and confirm that these proposals were consented under those applications and therefore are omitted from this resubmitted information;
4. A PDF copy of the window manufacturer Crittall's brochure is included for assistance;
5. To clarify, all the replacement windows are to no. 31. The drawings include the linked buildings no's 30 (the ground floor restaurant in no. 31) and no. 32 (next door) by way of illustrating the context of the site and because the window replacement works are intended to take place as part of the refurbishment and alteration works to both properties, which form the content of Consents 2008/4192/P and 2008/4347/L. We have added four replacement rooflights to no. 32 to the information, which we have agreed with Elaine Quigley, can be dealt with as part of this application.

Please find enclosed a revised schedule of drawings being submitted for this application and do not hesitate to contact us should you require any further clarification.

Yours faithfully,



Stephen Donnelly  
Brimelow McSweeney Architects

Enc.

cc. by email: Douglas Neill      Royal Masonic Trust for Girls and Boys