

Delegated Report		Analysis sheet		Expiry Date:	18/05/2009	
				Consultation Expiry Date:	21/04/2009	
Officer			Application Number(s)			
Jenny Fisher			2009/1209/P			
Application Address			Drawing Numbers			
2 Scala Street London W1T 2HN						
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Installation of double glazed windows to replace existing, replacement door at ground floor level, and a grille over part of the lightwell.						
Recommendation(s):		Grant planning permission with conditions				
Application Type:		Full Planning Permission				
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:						
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Charlotte Street CAAC</u> No objection				

Site Description

The application site is a 4-storey office building located on the north side of Scala Street, adjacent to a Grade II listed building and within the Charlotte Street Conservation Area.

Relevant History

06/03/2006 (2006/0309/P) Planning permission for the replacement of all existing critical windows with aluminium double glazed windows to front elevation, plus rendering and painting cream of front elevation at ground floor level.

19/09/2007 (2007/3769/P) Planning permission for the replacement of existing windows at front ground floor level plus cladding of ground floor facade with limestone and erection of a fully glazed cantilevered extension over existing lightwell to the rear to create additional office accommodation.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan (2006)

S1/S2; SD6; B1; B3; B4; B7

Camden Planning Guidance (2006)

Assessment

Proposal:

Permission is sought for the following development:

1. Area of lightwell to the front covered over with a metal grille and planters to hold shrubs and plants.
2. A new glazed main entrance door.
3. Blue engineering brick applied to an existing central pier to be replaced with a brushed stainless steel facing.
4. The installation of new windows to replace existing.

Assessment:

1. Existing metal railings, gate and steps to the basement area would be retained. Approximately half of the area would be covered with metal grille and planters placed on top at ground floor level. The grille would be hinged onto a 5mm round galvanised bar, secured at the street edge with a locking device. It would be raised to allow access for large pieces of furniture to the basement.
2. The new entrance door would match that already approved (2007/3769).
3. The stainless steel facing to the central pier is also considered acceptable. It should be noted that permission was granted in 2006 (see relevant history above) to render this same building. There are a number of different materials that contribute to the character of this part of the Conservation Area and it is considered that stainless steel would be consistent with this.
4. The proposal to replace two existing windows at ground floor level with two single panes of glass within the existing openings is considered acceptable. This alteration will not cause any demonstrable harm to the appearance of the building or the character of the Conservation Area.

The proposal will have no impact on the character or appearance of the Conservation Area, or setting of the listed building (Pollock's Toy Museum) adjacent.

Recommendation: Grant permission subject to conditions.

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