

LDC Report		17/03/2009
Officer		Application Number
Laura Swinton		2008/4044/P
Application Address		Drawing Numbers
Russell Court Woburn Place London WC1H 0LL		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal:		
Certificate of lawfulness for proposed works to replace 26 single glazed crittal windows double glazed steel windows at the existing flats.		
Recommendation: Refer to Draft Decision Notice		
Assessment:		
<p>The application relates to a ten-storey building located on the eastern side of Woburn Place. The building is occupied by commercial uses at ground floor level and residential flats above. The site is not located within a Conservation Area nor is it a Listed Building.</p> <p>The proposed includes the replacement of the existing crittal single glazed windows with steel double glazed windows. The proposed drawing appear to show that the glazing bar and frame thickness is the same as the existing crittal windows. However, as part of the validation process the applicants were asked to provide photographs of a sample window which showed the thickness of the frames and glazing bars. This photograph clearly shows that the frame of the windows would be thicker than that existing crittal windows. In addition the proposed windows fail to pick up the detailing of the existing crittal windows. It is therefore considered that the proposed replacement windows are materially different to the existing crittal windows and therefore fall within the meaning of development requiring planning permission.</p> <p>The application for a certificate of lawfulness is therefore recommended for refusal.</p>		

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613