

Delegated Report		Analysis sheet		Expiry Date:		26/07/2007	
		N/A / attached		Consultation Expiry Date:		11/07/2007	
Officer				Application Number(s)			
Joe Purcell				2007/2749/P 2007/2750/L			
Application Address				Drawing Numbers			
27-29 Fitzroy Street London W1T 6DS				Drawing and Plans Schedule; Site Location Plan; 109702B; 109702C; 109701A			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. 2007/2749/P. Replacement of three timber sash windows with timber casement windows, plus erection of 'Juliet' style balconies to existing dormers at rear roof level. 2. 2007/2750/L Replacement of three timber sash windows with timber casement windows, plus erection of 'Juliet' style balconies to existing dormers at rear roof level.							
Recommendation(s):		Refuse Planning Permission Refuse Listed Building Consent					
Application Type:		1. Full Planning Permission 2. 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 displayed on the 20/06/2007 expiring 09/07/2007 – No objections were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC:</u> Object The proposed Juliet balconies would create highly visible incongruous features in the roof space and intensify the perceived scale of the extension.					

Site Description

The premises are located on the south side of Fitzroy Street. This is a six-storey building including basement level and extension at roof level.

It is currently undergoing considerable refurbishment. Lower floors were formerly in office use with a self-contained maisonette over the top two floors however the lower floors are currently being renovated into self-contained flats.

The property dates from c1790 and is grade II listed. It is located within the Bloomsbury Conservation Area.

Relevant History

Refused 18/05/2007

PP:2007/1193/P LBC: 2007/1194/L

Alterations to existing rear dormer, including the installation of No.2 French windows and No.2 Juliet balconies.

Approved 08/09/2006

PP: 2006/2070/P LBC: 2006/2350/L

The erection of a half width first and second floor rear extension, excavation and alterations to the rear elevation at basement level including the provision of new French doors and windows in connection with the change of use of the basement, ground, first and second floors from office use (Class B1a) to provide four x 2 bedroom residential units (Class C3).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement Unitary Development Plan 2006

S1/S2 – Sustainable Development

SD1 – Quality of Life

SD2 – Planning Obligations

SD6 – Amenity for occupiers and neighbours

H1 – Housing

B1 General design principles

B3 Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

Camden Planning Guidance 2006

P49 – Conservation Areas

P113 – Listed Buildings

Assessment

Proposed

The application seeks planning and listed building consent for the alteration to the rear dormer with the replacement of three slash windows with No.3 French doors and the installation of No.3 Juliet balconies. The new French doors will measure W: 1.3m x H: 2.1m and will open inwards.

Design

The installation of No.3 French windows and No.3 Juliet balconies at roof level would result in the top storey appearing over dominant and out of scale. Dormer windows are designed to give light to a roof space and should be smaller than the windows on the floor below, in line with the traditional hierarchy of floors.

English Heritage guidance on mansard roofs states that the windows “should be modest in size and unpretentious;” the proposal clearly does not accord with this advice or that contained within Camden’s design guidance on such matters.

The French windows would appear out of scale in this location, and would detract from the traditional hierarchy of fenestration. The proposal would be detrimental to the special architectural and historic interest of this Grade II listed building, and as such is contrary to policy B1, B6 and English Heritage guidance.

Impact of proposal on Conservation Area

The French Windows and Juliet balcony would be viewed from both private and public land, it is considered that this installation would detract from the character and appearance of the Bloomsbury Conservation Area.

Conclusion

Refusal is recommended on the grounds that the French windows and Juliet balconies, by reason of their inappropriate scale and detailed design, would be detrimental to the architectural integrity and special architectural and historic interest of this Grade II listed building and would be detrimental on the character and appearance of the Conservation Area. As such they are contrary to policy B1, B6 and B7 of the London Borough of Camden Unitary Development Plan 2006.