

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/12/2006	
		N/A / attached		Consultation Expiry Date:		20/11/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/4467/P			
Application Address				Drawing Numbers			
Grafton Chambers Grafton Place London NW1 1LN				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Replacement of existing metal windows with double glazed aluminium windows to each of six flats including common areas.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Two representations have been received objecting to the proposals on the following grounds:</p> <p>1 - Whether the proposed windows to the stairwells would be openable – response – the windows to the stairwells would be top-opening.</p> <p>2 - No details of the street door or its intercom system has been provided – response – this does not form part of the proposals. Permission is only sought to replace the existing windows.</p> <p>3 - The windows to the west elevation have not been marked for replacement – response – all the windows to the building are to be replaced and floorplans have been submitted to show this.</p> <p>4 - Are the works considered to be repairs? - response – the existing windows are in a very poor condition and need to be completely replaced.</p> <p>5 - Can tenants of the flats comment on the specification of the works and will it be carried out to a high standard? – response - the development must be carried out in accordance with the approved plans and a condition that work of making good must match existing is recommended.</p> <p>6 - Can the Council exercise control over when the works will be carried out? – response - there is no scope to control this through the planning process, other than that the consent must be implemented and a material start made on site within 3 years of the date of decision.</p> <p>7 - Have all the lease holders of the flats been consulted on the application? – response – all flats within the building have been notified of the proposals by letter and a site notice has been displayed outside the site.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application relates to large 6-storey building constructed of stone and located on the junction of Grafton Chambers with Churchway. The building is subdivided to form 6 flats, one per floor.

Relevant History

2005/1265/P - Installation of windows and a door to enclose existing stairwell – GRANTED.

P9603258R1 – Refusal for the formation of a two bedroom flat with patio in existing lower ground floor area

PS9804207 – Refusal for the conversion of a basement storage area into a one bedroom flat.

PSX0204346 – Approval on appeal for the use of basement as a one bedroom flat and associated alterations to lightwell and fenestration

Relevant policies

SD1D – Quality of life – Community safety

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance (July 2002)

Assessment

Overview

Planning permission is sought to replace the existing critical windows to the building. The plans submitted indicate that all the windows would be replaced. However, consent has already been granted for the insertion of windows into the stairwell of the building and for a new entrance door (reference 2005/2165/P).

Design

The building has a distinct architectural design and has some merit. However, it is not listed and is not located within a conservation area. The proposed windows would be critical to match existing with the same profile and method of opening and would fit within the existing window openings, preserving the existing brick lintels. It is therefore considered that the proposals would preserve the appearance of the building, in accordance with policies B1 and B3 of the UDP.

Residential Amenity

The existing windows are in a poor state of repair and representations received objecting to the proposals indicate they have not been replaced since the building was erected. It is therefore considered that the proposal would improve the residential amenity of the occupiers of the flats.

Recommendation

That planning permission is granted, subject to conditions.

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