

Delegated Report Members' briefing		Analysis sheet		Expiry Date:		19/10/2006	
				Consultation Expiry Date:		28/09/2006	
Officer				Application Number(s)			
Jenny Fisher				2006/3639/P			
Application Address				Drawing Numbers			
65 Kings Cross Road London WC1X 9LN							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s) Replacement of glass blocks with steel louvres within window openings to the rear elevation.							
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
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsburry CAAC object</u> We advise that in our view the existing glass block windows are more appropriate to the character of the building than the proposed windows with louvres, and accordingly object to this proposal. <u>Officer comment</u> Visual impact discussed within the report assessment.					

Site Description

An architect's office fronting King's Cross Road, with a rear elevation facing an open space between the building and Cubitt Street residential properties. The building is brick built. Located within the Bloomsbury Conservation Area.

Relevant History

None

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.

Replacement UDP S1; S2; SD1; SD6; B1; B3; B7
Consulation planning Guidance – Sustainable buildings

Bloomsbury C.A.Statement

Assessment

To be replaced:

4 x glass block windows each 1m (height) x 0.68m. (width).

1 x georgian wired window 1.14m. (height) x 0.56m. (width)

The windows are at rear first floor level.

Proposed are new inward opening windows to be installed within existing window openings. The glazing would be toughened glass. External to the windows fixed louvres would be fitted. They would be white die cast metal fixed at a permanent angle. The angle would allow light into the building. A metal sill would be applied to remove rainwater from windows.

The louvres would protect the windows, there have been incidents of stone throwing, and prevent clear views of flats opposite. Openable windows would improve ventilation. The applicant reports that there have been problems of over-heating within the building but do not wish to install air conditioning units for environmental reasons.

The Council expects all development to incorporate principles of sustainability. The installation of openable windows to improve ventilation rather than the installation of mechanical plant is welcome.

The proposal complies with policies B3 and B7. The georgian wired window may be an original feature, the glass blocks are unlikely to be original, in any event it is considered that the replacement of existing windows with proposed would not harm the architectural quality of the building or character and appearance of the conservation area. The application complies with SD6 that considers visual privacy and overlooking. The external louvres would protect local amenity as well as the windows they would cover.

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