

Geoff Thompson Dip.Arch. (Birm) R.I.B.A.

16 June 2014

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Attention: Katrine Dean

Dear Sirs,

PLANNING APPLICATION REF. 2014/3185/P

I object to the above planning application.

From surveys/inspections carried out in various flats to date there seems to be no need to rip out entire timber window frames. What rot there is is largely concentrated at the cill, the remaining timbers being generally in good condition. In windows where this becomes a problem, the cill can be replaced by an aluminium one powder coated to match existing timbers. Further pockets of rot in the frame (if any) can be dealt with by cutting out the infected part and an epoxy resin repair system applied. The repaired area can be stained to match the existing timber.

Accordingly, the timber members when viewed from the outside remain unaltered and it's important that these should be retained. It should be particularly noted that many of the windows are not affected by rot. (My own for example).

The question then, it seems, is how to improve the thermal performance whilst retaining the existing frame (repaired if required and perhaps with a new cill) and it's believed that a proposal was sent to you for your consideration a couple of days or so before we received notification of Application 2014/3185/P

Other observations:-

- Working on our behalf, Rees Bolter Architects visited your duty planner Mark Whitworth on 18 May 2004 to discuss the windows in this block. One of the points in their letter to me of the same date reads "..... The planners and the conservation officer will be encouraging residents to explore the possibility of repairing/upgrading the present windows rather than replacing them....." A full copy of the letter can be sent if required.
- The existing rear elevation drawing submitted with the application shows the building to be 5 storeys high. It isn't. It's 6 storeys and Flat 46 is not a top storey flat as indicated. There's another one above it.
- You describe the proposed work as "Replacement of rear timber glazed windows with timber double glazed windows". This is incorrect. The proposal is for replacing timber windows with aluminium ones.

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Architect

