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Ms S Carr
London Borough of Camden
Planning Regeneration
5th Floor
Camden Town Hall Extension
Argyle Street
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Dear Seonaid

THE HEAL'S BUILDING, 196 TOTTENHAM COURT ROAD, LONDON, W1T – PROPOSED REPLACEMENT WINDOWS TO ALFRED MEWS AND COURTYARD ELEVATIONS

Enclosed is a planning and listed building consent application for:

'The replacement and refurbishment of windows to Alfred Mews and Courtyards at third, fourth and fifth floors. The lowering of the cills of the high level windows of the inner courtyard. The replacement of non-original damaged glazing to rooflights'

The submission of this application follows the submission of a planning and listed building consent application for the refurbishment of the office floorspace submitted in July 2014 and currently being considered by Camden Council. The proposed refurbishment and replacement (where necessary) of the windows forms part of the office refurbishment strategy for Phase II of the office refurbishment of the Heal's building.

The application comprises:

- Drawing issue sheet
- Window Schedule
- Design and Access Statement Incorporating the Heritage Impact Statement
- Plans of the proposed windows at 3rd, 4th and 5th floors
- Secondary glazing proposals at 3rd, 4th and 5th floors
- Location plan
- Existing plans – Sections A, C, D, E + F, G + H
- Existing plans – 3rd, 4th and 5th floor plans

- Proposed Sections - A – Alfred Mews, C, D, E + F and G + H

As noted, the proposed works to the windows are a necessary part of the office refurbishment currently being considered by the Council. A number of the windows on these secondary and tertiary elevations require replacement or refurbishment to ensure that they function to modern standards and improve the energy efficiency of the building. Threadneedle and the Bedford Estate is committed to refurbishing the office floorspace in order to improve the standard of accommodation which will ensure that the space is capable of being let and thus this important Grade II* listed building remains in beneficial use. The proposed works to specified windows is part of this strategy.

It is envisaged that the proposed works will enhance original features where possible, notably the replacement of non-original glazing to two rooflights serving the office floorspace.

The Heritage Impact Assessment (incorporated within the Design and Access Statement) confirms that the proposed replacement and refurbishment of certain windows will not result in harm to the heritage asset. The statement confirms that the proposals would not result in the unacceptable loss of historic fabric or cause harm to the special architectural or historic interest of the building.

The proposals therefore comply with the relevant clauses of Camden's Development Policies (2010-2025) **Policy DP25 'Conserving Camden's heritage'** clause b) which states that development will only be permitted within conservation areas that preserves or enhances the character and appearance of the area. It also complies with clause f) which states that the Council will only grant alterations to a listed building where it considers no harm would be caused to the special interest of the building.

The proposed development therefore accords with the relevant policies of Camden Council's Development Plan.

I trust that the application comprises sufficient information in order to enable the determination of the planning and listed building consent application. However, should further information or clarification be required please do not hesitate in contacting Charlotte Yarker at these offices (charlotte.yarker@montagu-evans.co.uk 020 7312 7532).

Yours sincerely,

MONTAGU EVANS LLP

Montagu Evans LLP

Encs.