

Delegated Report		Analysis sheet		Expiry Date:		05/12/2014	
		N/A / attached		Consultation Expiry Date:		13/11/2014	
Officer				Application Number(s)			
Obote Hope				2014/5884/P			
Application Address				Drawing Numbers			
39-41 New Oxford Street London WC1A 1BH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of all front & rear single glazed steel windows at 1st to 3rd floor levels with double glazed steel windows.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	29	No. of responses	01	No. of objections	00	
Summary of consultation responses:	<p>Press notice was published on 23/10/2014 to 13/11/2014 Site notice was displayed on 22/10/2014 to 12/11/2014</p> <p>Comment received from flat 6, 37 New Oxford street is as follows:</p> <ul style="list-style-type: none"> Support the double glazed windows Time table of the proposed works <p>Officers Comments: The proposed time table for the works did not accompany the planning application and there is no mandatory requirement to request such information. However, there would be a standard condition which states that the proposed works should start within 3 years for the granting of this planning permission.</p>						
Local groups comments:	Bloomsbury CAACs raised no objection to the proposed works						
Site Description							
The application site relates to ground floor premises located on the south side of New Oxford Street.							
The site is located in the Bloomsbury Conservation Area. However, the site is not listed nor considered to be a positive contributor to the conservation area.							
Relevant History							
2008/2219/P PP for: Change of use of ground floor of 45 New Oxford Street from retail (A1) to licensed betting office (A2) in association with the change of use of ground floor of No. 39-41 New Oxford Street from licensed betting office (A2) to retail (A1). Granted 28/08/2008							
Relevant policies							
NPPF 2012							
The London Plan 2011							
LDF Core Strategy and Development Policies 2010							
Core Strategy							
CS5 Managing the impact of growth and development							
CS14 Promoting high quality places and conserving heritage							

Development Policy

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 (design)

CPG 6 (amenity)

Assessment

Proposal

Planning consent is being sought for the replacement of the windows from first to third floor level at the front and rear elevations. The existing crittal steel windows would be replaced with double glazed steel windows to the front elevations and would be constructed from W20 sections, finished in hot dip galvanized with polyester powder coating which are similar in profile with the existing windows to the front elevation. The Vertical pivot casements would be hung casement on a brass friction cups and fitted with chrome handles to the existing offices above ground floor level. The windows to the rear elevation would match the profile of the existing windows in terms of its design.

- 1) The main planning considerations relates to the impact of the proposal on the character and appearance of the host building and the wider area.
- 2) And the impact of the proposal with neighbouring amenities.

Design, appearance and conservation

The Council's design policies are aimed at achieving the highest standard of design in all development, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

There will be a total of thirteen windows being replaced to the front elevation at the New Oxford Street elevation and a total of six windows to the rear elevation, the existing windows are steel framed and the proposed windows would match the character of the existing windows and would be an improvement in the design, thermal and acoustic performance of the building due to the proposed glazing that consist of 16mm thick glass units comprising of 4mm low E glass, 8mm argon gas filled cavity.

Amenities

The proposed windows to the front elevation and the doors to the rear are already established, Therefore, the proposal would not contribute to any undue issues of privacy, outlook or overlooking.

Recommendation:

Grant Planning Permission.