

Delegated Report		Analysis sheet		Expiry Date:		15/10/2014	
		N/A / attached		Consultation Expiry Date:		24/09/2014	
Officer				Application Number(s)			
Katrine Dean				2014/4903/P			
Application Address				Drawing Numbers			
35-43 Cubitt Street London WC1X 0PF				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replace single glazed windows with double glazed metal framed windows to front and rear elevation							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		One form of support was received from the neighbour at number 39 Cubitt Street.					
CAAC/Local groups comments:		N/A					

Site Description

The application site is located on Cubitt Street, which is located out-with any conservation areas and within King's Cross Neighbourhood Renewal Area. The works relate to a flatted building, which is finished in buff stock brick. The windows at the property are metal framed. It was noted during the site visit that the windows are in a poor state of repair.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

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

This proposal seeks planning permission for the replacement of the existing windows with double glazed aluminium framed alternatives at first and second floor levels on front and rear elevations.

Design

The proposed windows would be different in fenestration, however, would be considered to be an improvement to the existing frames. The building itself is not traditional and is located out with any conservation areas.

Amenity

There would be no negative impact on the surrounding neighbours in terms of residential amenity associated with the proposed development.

Recommendation

Having given consideration to the above assessment, the proposal complies with the relevant policies and guidance of the Council and should be granted subject to conditions.