

CONSULTATION SUMMARY

Case reference number(s)

2015/3384/P

Case Officer:

David Peres Da Costa

Application Address:

52 Lamb's Conduit Street
London
WC1N 3LL

Proposal(s)

Amendment of planning permission 2014/5599/P dated 27/11/2014 for 'mansard roof extension and dormer window to north facing roof slope to increase internal head height and facilitate a mezzanine space' namely replacement of rear window with French doors at 3rd floor level.

Representations

Consultations:	No. notified	13	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>Replacing a sash window on the rear elevation 3rd level with outward opening French doors & Juliette balcony would be wholly out of character. The rear elevations of 52-48 Lambs Conduit Street present a cohesive Georgian elevation consisting of identical, symmetrical sash windows on consistent elevations. There are 15 such window across 3 levels and 3 elevations. The third floor elevation has, characteristically, slightly smaller sashes at each elevation. Introducing a larger outward opening French window plus Juliette balcony on this 3rd level on one elevation would be insensitive to the character of these buildings in terms of type, size and design. It would destroy the uniformity (vertical and horizontal) of the Georgian windows on these buildings which is one of the key features of this Conservation area. These rear elevations are visible from neighbouring residential premises, the back yard of 15 Rugby Street & 50 Lambs Conduit Street and business premises on Emerald Street/alleyway.</p> <p>Officer response</p>
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1. The replacement French doors would not respect the hierarchy of windows which decrease in size with building height. However the rear elevation is not visible from street level and the public realm. The proposed alteration would be visible from the side windows of 17 Rugby Street and the yard of 15 Rugby Street. They would also be visible from a distance, from the top floor of 23 Great James Street. However, given the limited private views of the property, the proposed high level French doors would not harm the rear elevation such as to warrant refusal of the application.

Recommendation:- Grant planning permission