

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/08/2015	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/08/2015	
<b>Officer</b>				<b>Application Number(s)</b>			
James Clark				2015/3713/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
53 Shelton Street London WC2H 9JU				Refer to Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replace all existing sash windows with timber framed double glazed windows on front and rear elevations.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	0	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Public notice was published in and Ham & High from 17/07/2015 (expiring 13/08/2015). Historic England: No objection					
<b>Camden Conservation officer:</b>		The Councils Design and Conservation officer considers the proposed loss of historic fabric and proposed installation of slimlite double glazing would have a detrimental impact the character and appearance of the listed building and result in unreasonable loss of historic fabric.					

## Site Description

The site is a four storey terrace with basement level and an A3 restaurant use at ground floor. The building is Grade II listed (listed in 1973) and is within the Seven Dials conservation area.

## Relevant History

### 51-53 Shelton Street (Site application)

PSX0204010 - Installation of a new shop front, Granted August 2008

LSX0204017 - Installation of new shop front including the display of externally illuminated fascia sign and internal alterations involving the removal of walls and partitions, replacement of all doors and refurbishment of toilets, Granted with Conditions September 2009

PS9704854 - Certificate of Existing Lawful use as a restaurant and ancillary facilities within the ground floor and basement, Granted August 1997

## Relevant policies

### **National Planning Policy Framework (2012)**

**The London Plan March 2015, consolidated with alterations since 2011**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy (2010)**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### **Development Policies (2010)**

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance (2015)**

CPG1 Design (Chapters 2,3 and 4)

### **Seven Dials Estate conservation Area appraisal (1998)**

## Assessment

### Proposal

Listed building Consent is sought to replace the existing sash window frames with like for like timber frames and replace the single pane glass with slimlite glazing at front and rear elevations

The main planning considerations are,

- Impact on the character and appearance and special interest of the Listed Building
- Impact on the character and appearance of the conservation area

### Design & appearance:

Policies CS14 of the Core Strategy states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, siting, context, form and scale to the existing building and the general area. Policy DP25 of the Development Policies seeks to enhance the borough's listed buildings only granting consent for an alteration to a listed building where it considers this would not cause harm to the special interest of the building. Paragraph 4.7 states that 'in conservation areas original single glazed windows often contribute to the character and appearance of the area, and should be retained'.

The proposed replacement of the existing timber window frames with timber framed double glazed windows would result in the loss of the historic fabric that is contrary to Policy DP25 and allow alterations to a listed building where there would be no harm caused to the special interest of the building. CPG1 para 3.24 states that applications for listed building consent should demonstrate why the works or changes are desirable and necessary. The complete replacement of original windows on a listed building would be considered acceptable where the windows have clearly deteriorated beyond practicable repair. There has been no evidence submitted as part of this application that the windows are in a poor state of repair. The only justification provided by the applicant for the replacement of the original windows is to provide a more sustainable and energy efficient residential dwelling. The justification is not considered to be sufficient to approve the replacement of the original windows.

The Conservation officer suggests the desired effect could be mitigated by other measures such as using "brush strips" on the internal window frames that would prevent the requirement to remove the timber frames. Alternatively secondary glazing using an independent Internal window in addition to the existing would provide sufficient improvement to the energy efficiency of the glass and window frame. The proposed replacement of the single pane window glass with slimlite glazing is considered to be unacceptable in terms of the impact on the character and appearance of the listed building. The reflective qualities of the windows would likely be altered as a result of the slimlite glass and the loss of the original single glazed windows would result in harm to the terrace. The rationale for the replacement of the glass is in much the same respect as the replacement of the timber window frames, to provide a more energy efficient dwelling which is not considered to be adequate justification.

### Conclusion

It is not considered the proposed alterations to the front and rear windows have not been justified to an acceptable level. It is considered that the thermal performance of the building could be improved using other techniques which do not require removal of the original windows thus preserving the historic fabric and character and appearance of the listed building. The proposed alterations are considered harmful to the host property and the setting of the adjacent listed building and the rest of the terrace. The proposed alterations which would result in the removal of historic fabric are contrary to Camden guidance (CPG 1) and planning policies CS 14, DP 24 and DP 25 and therefore considered unacceptable.

**Recommendation:** Refuse Listed Building Consent