

Supporting Statement to Application for Planning Permission in relation to 12 replacement windows dated 27 October 2017

Site address: Flat 1 & 2 79 Tottenham Court Road LONDON W1T 4TB (the "Property")

Background

This application is for the replacement of existing double glazed casement aluminium and tilt turn PVCu windows.

Proposed windows

We propose to replace the current windows of similar design and opening with PVCu triple glazed windows in an Anthracite Grey finish.

We will not be modifying the existing openings or creating any new openings on the facade of the building.

Previous application for proposed windows

A previous application (2017/4178/P) for the above proposed windows was recently refused. However, the existing windows in situ were described in the Officer's Delegated Report as being single glazed aluminium windows. Accordingly, one of the Officer's grounds of refusal was that there would be a visible difference between the existing materials and proposed thicker glazed PVCu windows.

To clarify, the existing aluminium and PVCu windows are not single glazed. It can be noted from street view that the Georgian bars are visibly suspended between the panes of glass rather than attached on the outside as with more traditional forms of single glazed windows.

Below are pictures of the existing windows, taken at a close angle to demonstrate their thickness and the inset Georgian bars, which are traits of a modern window.



Above: Existing aluminium casement windows at the Property



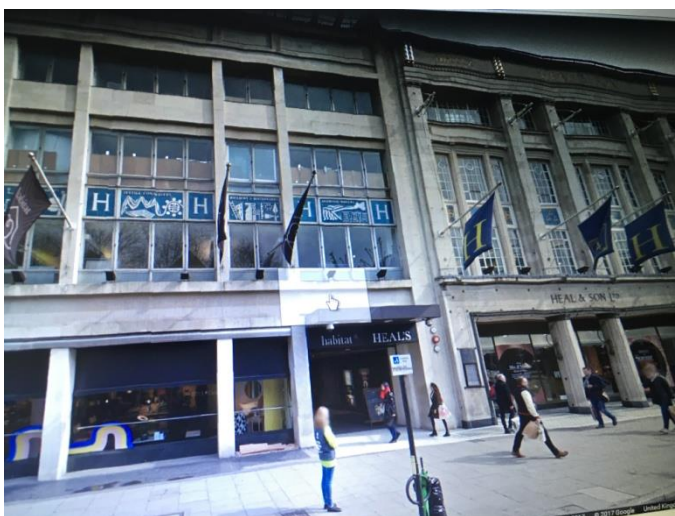
Above: Existing internal Georgian bars



Above: PVCu TiltTurn window on dormer extension

It is noted that reference is made within the Officer's Delegated Report to the fact that the Property neighbours a Grade II listed building at 191 – 199 Tottenham Court Road (The Heals Building), located opposite the Property. The Heals Building has been permitted to make alterations to its external appearance and layout in recent years. For example, in 2014, the Heals Building was granted permission (Application no. 2014/4561/P & 2014/47445/L) to introduce new sliding bronzed glazed doors to its retail front and new bronzed glazed doors at the side of Alfred Mews on the basis that the existing design was not considered worthy of protection, nor was the proposal significantly different from the existing character of the retail front. Bloomsbury CAAC had opposed the application on the basis that it was not in keeping with the character of the building.

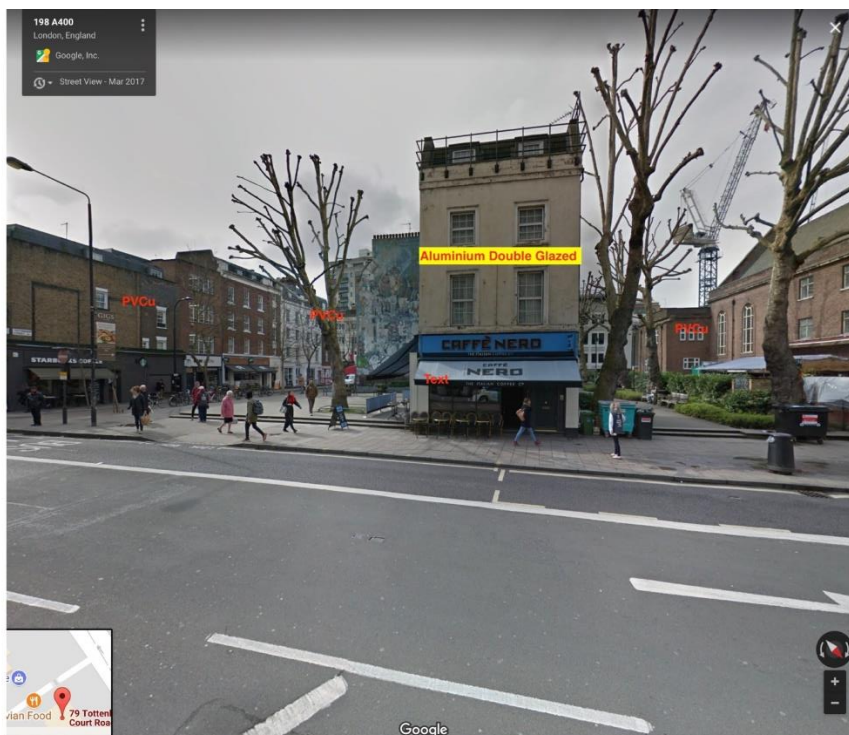
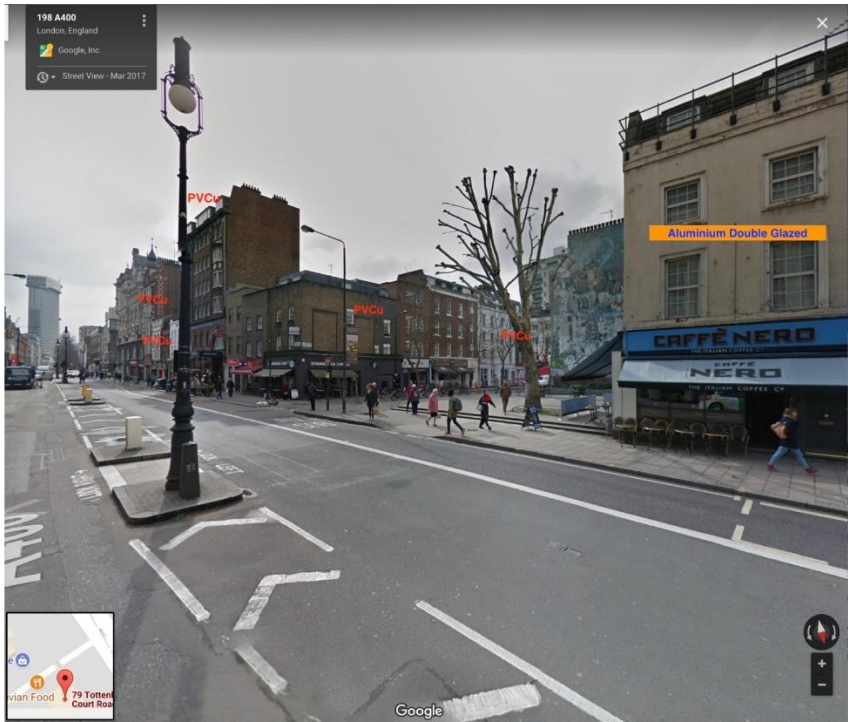
With regard to the Tottenham Court Road facing windows of the Heals Building itself, it will be noted that the windows, which stand side by side, are varied in style and material as is shown below.

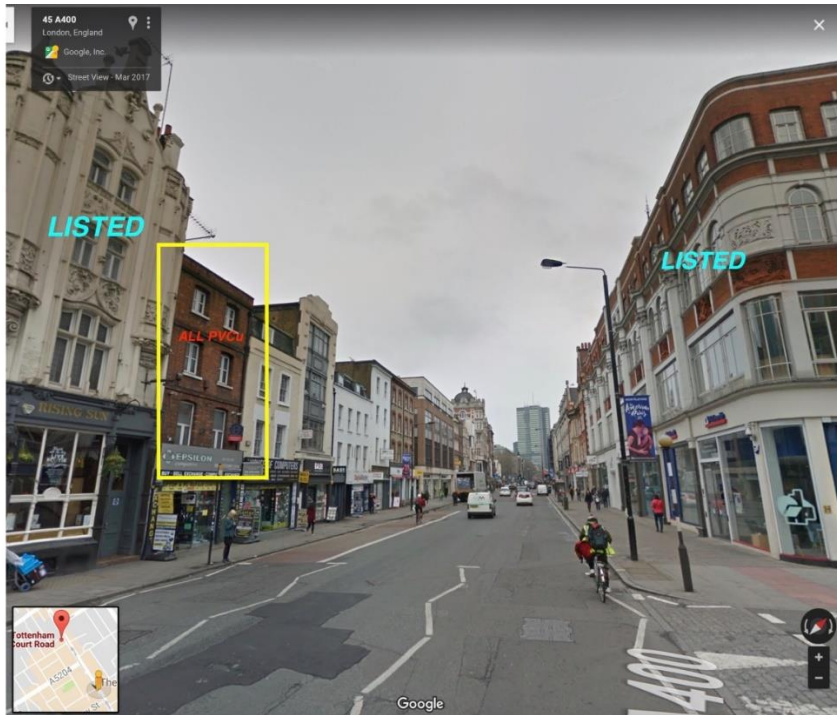


Above: 191-199 Tottenham Court Road

We have collated below a sample of photos (full set can be found in the attached documents) which demonstrate that PVCu is in use in:

- close proximity to the Property
- properties neighbouring listed buildings on Tottenham Court Road
- the Charlotte Street Conservation Area





The Officer refers to the presumption that PVCu is not a traditional material found within a conservation area. The above pictures suggest that there are many properties within the CSCA which have PVCu installed.

We have generally observed that the CSCA comprises of buildings of different age, design, size, prominence, colour and construction, including different window material types. Examples have been in this Supporting Statement and in attached supporting documents. As such, there is no uniformity of character or appearance of the area and therefore we cannot ascertain how the proposed windows could be of any detriment to it.

The Radisson Hotel/Fitzroy Court which is further along Tottenham Court Road has in our view more distinctive architectural character than the Property. However, you may note from the pictures below that PVCu windows are in situ.

Below: 130 Tottenham Court Road, Radisson Hotel & Fitzroy Court





It is also noted that reference is made to the prominent location of the Property and its placement by the locally listed Whitfield Gardens. The American Church at 79a Tottenham Court Road neighbours the Property and is also surrounded on one side by Whitfield Gardens. It has double glazed uPVC windows which are visible from Whitfield Gardens (picture below), Tottenham Court Road, Tottenham Street and Whitfield Street.



Above: 79a Tottenham Court Road

In addition, the council owned building at 8 Tottenham Street appears to have PVCu windows on the top floor and at the rear of the building, facing onto Whitfield Gardens.



Above: Front and back of 8 Tottenham Street

Current application

We are re-submitting an application for the proposed windows together with this Supporting Statement in order to clarify the nature of the existing windows and to highlight that there are several buildings within the CSCA which have PVCu replacement windows and are neighbouring to, or in close proximity of listed buildings.

The difference in appearance of materials of the existing windows and proposed windows from street level would be negligible, if any. The Property has recently been painted externally and the new proposed windows would enhance its character and also contribute to the regeneration of the surrounding area.