

<b>Delegated Report</b>		Analysis sheet		Expiry Date:		FAST	
		N/A		Cons. Expire:		-	
Officer				Application Number(s)			
Marc Ellenbroek (ELLM)				PSX0204693			
Application Address				Drawing Numbers			
45 New Compton Street, WC2				3488/B/02/A, 3488/B/02/B, <del>3488/B/02/C</del> <sup>3A</sup>			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Validation 10/6/02					
Proposal(s)							
Replacement of existing windows with new double glazed units							
Recommendation(s):		GRANT Planning Permission					
Code:		FP 3AC					
Conditions or Reasons for Refusal: (Use Pacis codes for standard text)		N/A					
Reasons for Conditions:		N/A					
Informatives:		N/A					
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		BCAAC (comment) 1/7					
CAAC/Local groups* comments: *Please Specify							

#### Site Description

The application premises are unlisted and located within the Denmark Street Conservation Area.

The residential building is quite a modern structure and is part 4, part 5 storeys in height. There are many other residential premises in the immediate locality.

#### Relevant History

None

#### Relevant policies

EN1 - General Environmental Protection and Improvement

EN21 - Alterations to Existing Buildings

EN2 - Character and Appearance of Conservation Areas

## Assessment

The application seeks the replacement of all existing windows to all elevations with aluminium units powder coated with a white finish. The new windows are to occupy existing openings and no additional windows are proposed.

The proposal is considered to be of a minor nature and will not detrimentally impact upon the visual integrity of the subject building or the character of the Denmark Street Conservation Area.

The existing windows are of similar nature and material, thus the replacement units are unlikely to have a significant visual impact.

The application is considered to be consistent with the relevant policies referred to above and as such, consent should be granted.