

CONSULTATION SUMMARY

Case reference number(s)

2020/0573/P

Case Officer:

Ben Farrant

Application Address:

Queen Court
Queen Square
London
WC1N 3BA

Proposal(s)

Removal and replacement of windows at ground to seventh floor levels on front, side and rear elevations (use Class C3).

Representations

Consultations:	No. of responses	1	No. of objections	1
			No of comments	0
			No of support	0
Summary of representations (Officer response(s) in italics)	<p>Press advert and site notice 11/03/2020 to 05/04/2020</p> <p>1 objection was received from the owner/occupier of no.9 Queen Court, summarised as follows:</p> <ul style="list-style-type: none">• Application is misleading, suggesting it is laborious and uneconomical to replace the windows in a piecemeal way.• There exist a minority of original windows in need of repair, of those, it is the timber cills which require works rather than the steel frames.• The proposed replacements for the Tudor style windows are a poor quality replacement. This windows are vital for the appearance of Queens Court.			

- Proposal is contrary to guidance contained within Bloomsbury Conservation Area Appraisal and Management Strategy, Traditional Windows, Their Care, Repair and Upgrading, 2017 (Historic England)
- Traditional metal windows can often be economically repaired and made energy-efficient
- The proposal would degrade the property and its surroundings. Many of the windows could be repaired and maintained rather than wholesale replacement.

Officer response:

The materials, pane configuration and profiles of the replacement windows are very similar in appearance to the originals. The windows and the product chosen provides slim profiles with minimal sightlines which is considered to be appropriate for the building and surrounding conservation area.

The justification provided for the replacement is considered to be acceptable, and outlines the practical and economic reasons for the wholesale replacement. Whilst piecemeal replacement is preferred by the Council, on the basis of the sound justification provided, on balance, the proposal is considered to be acceptable.

It is considered that the proposed changes would serve to preserve or enhance the character and appearance of the conservation area, in compliance with Local Plan policy D2 (Heritage).

Recommendation:-

Grant planning permission