


Delegated Report		Analysis sheet		Expiry Date:		
Fast Ca		N/A		Cons. Expire: N/A		
Officer			Application Number(s)			
Katharine Owen			LSX0205397			
Application Address			Drawing Numbers			
7, 9, 13, 15, 12, 16, 18, 20, 22, 24, 26, 27, 28, 29 Argyle Street, WC1.			Photos of front elevations; existing and proposed windows-KX/AS/001,002,003,004, 005, 006, 007, 008, 009, 012, 014, 015, 016, 017, 018, 019, 020, 022, 023, 024, 025, 026, 027; D21/AD/WRB/AD/008, 009, 010, 011, 012, 013, 014, 015; fig 1- schedule of proposed secondary glazing types for each window affected, on each property; fig 2- examples of typical reveal details; fig 3- location plan; fig 4- photos showing basement windows with specifications; Selectaglaze drawings C1/SFB showing cross-sections of fixing details; Selectaglaze fixing details of reveals- T007, 18522A, 18522B; Selectaglaze booklet 'Specifiers' Product Guide- Secondary Glazing Systems' showing manufacturer's photographs as installed & specifications.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
		Katharine Owen 20.3.03				
Proposal(s)						
Installation of secondary glazing to specified front elevation windows.						
Recommendation(s):		Grant Listed Building Consent				
Code:						
Conditions or Reasons for Refusal: <small>(Use Pacis codes for standard text)</small>		The meeting rails of the secondary glazing shall be no wider than the existing rails.				
Reasons for Conditions:		In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN48 of the London Borough of Camden Unitary Development Plan 2000.				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 25 MAR 2003
 RECOMMENDATION AGREED
 ON BEHALF OF THE COUNCIL

Site Description

The sites are Grade II Listed Buildings located on the west and east sides of Argyle Street, within the Bloomsbury Conservation Area.

Relevant History

Nos 7 & 9 – inappropriate windows to ground floor inserted at unknown date; nos 13 & 15 – restoration works carried out in 1986 and inappropriate window to ground floor inserted at unknown date; no 12 – restoration works carried out in 1984; nos 20 & 22 – repaired in 1996; 24, 26 & 28 – refurbished in 1989; nos 16 & 18 – front elevation repainted at unknown date; nos 27 & 29 – third floor wall rebuilt post-war.

Relevant policies

EN31 – Character and appearance of conservation areas.

EN38 – Preservation of Listed Buildings.

Assessment

The proposal is for the installation of secondary glazing to the following windows on the front elevations to Argyle Street: no 7- all windows; no 9- ground to 3rd floor windows; no 13- 1st to 3rd floor windows; no 15- ground-3rd floor windows; no 12- basement to 3rd floor windows; no 16- basement to 3rd floor windows; 18- basement to 3rd floor windows; no 20- 1st and 2nd floor windows; no 22- 1st and 2nd floor windows; no 24- basement to 3rd floor windows; no 26- basement to 3rd floor windows; no 28- basement to 3rd floor windows; no 27- basement to 3rd floor windows; no 29- basement to 3rd floor windows. For these windows, the manufacturer Selectaglaze's series 10, 20, 30 and 90 type secondary glazing is to be installed, as set out in the schedule at fig. 1 for each window.

The installation of secondary glazing to the windows will not have a detrimental impact on the special historic interest of the building or the appearance of the listed building and character of the conservation area. The series 20 and series 90 vertical sliding units are designed for traditional double-hung sash windows.

Most of the windows on the front elevation are traditional double-hung sliding sash windows. However, there is a number of un-historic types such as casements, with varying configuration of mullions and transoms.

Care has been taken in the selection of unit types, in order to provide the least noticeable result. In the case of the top floor windows, in cases where the sashes are of unequal size and meeting rails of the sashes are in the top third of the window and not in the middle, series 60 units are to be used, in order to line up the meeting rails and provide the least noticeable insertion. In the case of the basement windows, which are mostly casements, care has been taken to ensure the least noticeable insertion, by using series 10 units, designed for casements.

The secondary glazing frames line up with the existing meeting rails and therefore the rails will be disguised as much as is possible from external views of the building. The glazing will not involve cutting back or removal of the existing frames, thus making the insertion reversible.

It is recommended that Listed Building Consent be granted subject to the listed condition.