

Design & Access & Heritage Response

RE: 15-17 Macklin Street, London, WC2B 5NG

1. This Statement is provided in response to a comment submitted by the Seven Dials CAAC in respect of planning application 2021/1850/P for replacement windows at 15-17 Macklin Street, London, WC2B 5NG. The Seven Dials CAAC commented:

From: Owen Ward [REDACTED]
Sent: 18 May 2021 19:11
To: Leela Muthoora
Cc: Bloomsbury Conservation Areas; Planning@CoventGarden.org.uk
Subject: Macklin Street Windows 2021/1850/P

Categories: CASES

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Leela,

I will have to object for this application for now for the Seven Dials CAAC until a D&A statement is submitted. Given the status of this building within the CA the application details are completely inadequate. Specifically we need to know if the existing windows are historic, why they are being replaced, etc.

Owen Ward

2. The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 states:

"Design and access statements

8.— (1) Subject to paragraph (4), this article applies to an application for planning permission which is for—

(a)development which is major development;

(b)where any part of the development is in a designated area, development consisting of—

(i)the provision of one or more dwellinghouses; or

(ii)the provision of a building or buildings where the floor space created by the development is 100 square metres or more.”

3. Although the application property is located in a conservation area (a designated area for the purposes of applying the Order), neither subparagraphs 8 b) (i) nor (ii) are engaged. There is no requirement for a DAS to be submitted in support of the planning application.
4. The following extract from the Council’s Camden’s Local Area Requirements for Planning Applications (2018) confirms the requirements for a heritage statement to support planning applications:

**Heritage Statement -
Listed building and
conservation area
appraisals**

All listed building consent applications.

Applications for substantial of total demolition of a building in a conservation area.

Applications for works to buildings on the local list.

Applications for works affecting the setting of a listed building or a conservation area.

5. The proposed works comprise the replacement of windows on a ‘like-for-like’ basis (in terms of style, colour, and material) and therefore, there will be no material affect on the external appearance of the building. The subject property is not listed, or locally listed and is not identified as a building which makes a positive contribution to the conservation area in the Seven Dials (Covent Garden) Conservation Area Statement (Adopted 1998).

6. The status of the building does not therefore necessitate any additional application details from those already provided. The Camden Local Area Requirements for Planning Applications similarly do not require any additional assessment or statements.
7. The planning application was supported by the requisite information to illustrate what was proposed and why the existing windows are being replaced. In this regard the comments from the Seven Dials CAAC do not represent a material objection and the application contains the information that they consider is missing.
8. The windows in question are annotated on the existing and proposed elevations with the details of the existing and proposed replacement windows confirmed in the submitted window detail drawings.
9. The objective of the work is to remove current windows and replace them as they are fixed in place and cannot be opened. The lack of natural ventilation is a deficiency that needs addressing particularly given the current requirements to mitigate the impacts of the current COVID-19 pandemic where natural ventilation has been a proven pre-requisite for combatting the spread of the disease.
10. The following photos of existing windows that are retained show that they were previous factory-made replacements and not original, whereas the new custom joinery units are a far better quality, which is shown in the two photos showing an existing and new window side by side (in both instances the new window is on the left and the existing retained on the right).



Existing casement window detail



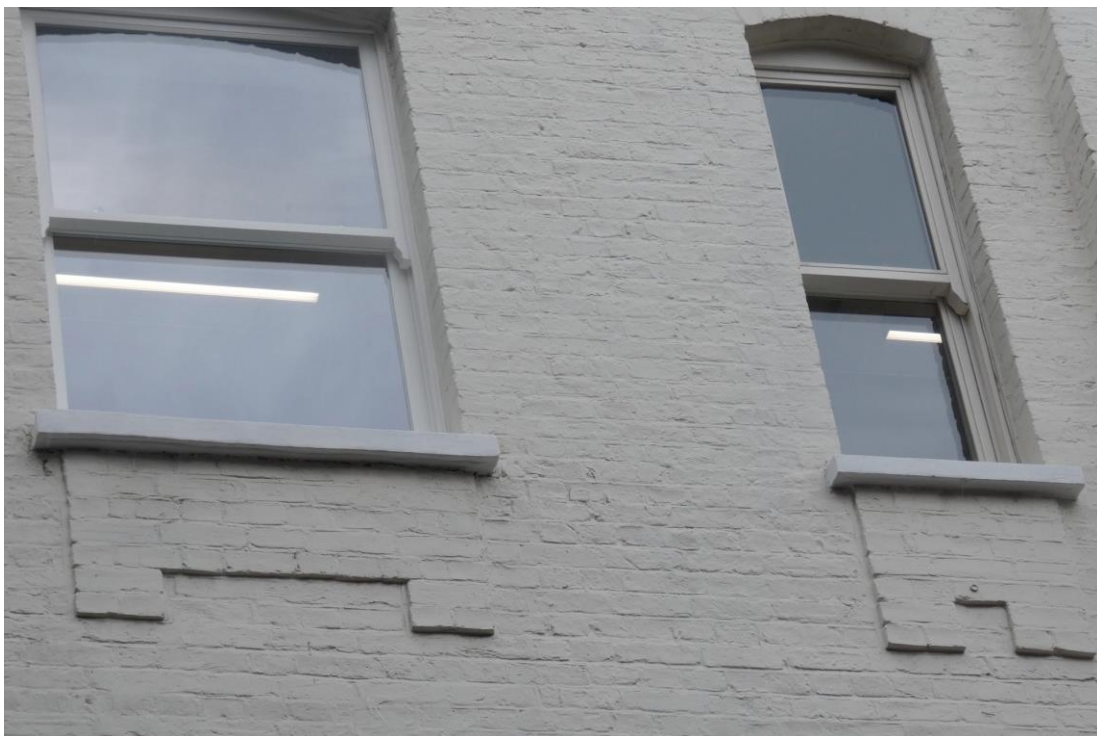
Existing sash window detail



Existing casement window detail (from inside)



Replaced and existing casement windows



Replaced and existing sash windows

11. In summary, the representation from the Seven Dials CAAC suggests that a DAS is missing – **it is not**; that the application details are inadequate – **they**

are not; and that they need to know whether the windows being replaced are original and why they need to be replaced – **the windows are not original and the reasons for their replacement were clear in the information submitted with the application.**

12. In conclusion, the representation from the Seven Dials CAAC is not therefore considered to raise any material concerns which would either delay or alter the reasonable expectation that the planning application should now be approved.

Alan Gunne-Jones MRTPI

Managing Director

15 June 2021

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