

CONSULTATION SUMMARY

Case reference number(s)

2021/2117/P

Case Officer:

Jennifer Dawson

Application Address:

Flat 5
3 Princeton Street
London
WC1R 4AX

Proposal(s)

To replace all existing UPVC windows with Aluminium PPC black windows.

Representations

Consultations:	No. notified	1	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert 17/06/21 to 11/07/2021

Site notice 16/06/2021 to 10/07/2021

One objection from Bloomsbury Conservation Area:

"Height & Bulk

The 'host building' is already significantly larger than surrounds and the addition of a rooftop storey here would be unwelcome. It would be highly visible in long views and exacerbate the negative impact of the existing building.

Design

The design looks to be extremely poor and budget before even looking at the materiality. The wall cladding is 'Protan' which so far as I can tell is some form of

PVC membrane. This would result in a poor build quality and again further exacerbate the existing poor condition of the host building and wider street scene.

Access

The proposed access would result in an extremely unsightly staircase up the side of the existing building. There is one existing but I am assuming it must be widened to comply with building regulations. If this is the only possible mode of access then to be frank this is an unsuitable location for a rooftop extension. A lift might be more suitable if the applicants were really serious about this project.”

Officer response

This objection was received from the Bloomsbury Conservation Area Advisory Committee in relation to another application at the same address. (2021/2110/P). That application has now been withdrawn. The plans for this proposal originally included drawings from the 2021/2110/P proposed plans, the drawings were revised to only show development related to this application. The objection does not address any concerns in relation to this application.

Recommendation:-

Grant conditional planning permission