

Delegated Report		Analysis sheet	Expiry Date:	13/07/2021
(Members Briefing)		N/A	Consultation Expiry Date:	16/05/2021
Officer			Application Number(s)	
Leela Muthoora			2021/1850/P	
Application Address			Drawing Numbers	
15-17 Macklin Street, London, WC2B 5NG			See Decision Notice	
Proposal(s)				
Replacement timber windows to the front elevation. (Retrospective)				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Full Planning Permission			
Consultations				
Summary of consultation responses:	<p>Site notices were posted on 21/04/2021 and expired on 15/05/2021. Press notices were published on 22/04/2021 and expired on 16/05/2021.</p> <p>No response from neighbouring occupiers were received.</p>			
Covent Garden (Seven Dials) CAAC	<p>Covent Garden CAAC has objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> no Design and Access statement was submitted to justify the proposed development. Not enough information to make a decision <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <i>A Design and Heritage Statement has been subsequently provided which explains the reasoning behind the retention of the installation. Given the small scale of development proposed, officers consider this sufficient to make a recommendation. See paras 2.1-2.8.</i> 			

Site Description

The site is located in the Seven Dials Conservation Area; it is formed by two buildings fronting the north side of Macklin Street with no. 17 wrapping around the rear of no.15, providing access from Smarts Place. No.15 forms part of a larger building including No.9, 11 and 13 Macklin Street. It is a five storey; robust brick built building with stucco render up to the 3rd floor, decorative arched window headers and red brick string courses.

No. 17 is a more simply adorned three storeys, painted brick building with elongated ground floor. The building is not specifically referred in the Conservation Area Statement as making a positive contribution to the character and appearance of the area but is considered to be of good streetscape value especially given the characteristics of the Conservation Area which is dominated with a large stock of late 19th Century warehouse buildings relating to its previous function of the area as storage for merchants and traders in association with the neighbour Covent Garden market.

Adjacent to the site to the east is the grade II listed quadrangle of four, two-storey almshouses built in 1885. The opposite side of the street contains some attractive three storey municipal housing blocks and a school contemporary with the age of the application site. Adjoining that to the west is a 1930's warehouse adjacent to the large New London Theatre. To the rear of the site is the imposing International Houses which rises to a maximum height of six storeys on its Stukeley Street frontage.

Relevant History

Relevant planning history at the application site:

2011/4292/P - Alterations and extension to include two storey glazed roof extensions above no. 17, alterations to the front and rear fenestration including creation of a new opening and the erection of a plant enclosure at roof level of no. 15 in association with the refurbishment and extension of existing office accommodation. – **Granted subject to s106 legal agreement 31/10/2011**

Relevant policies

National Planning Policy Framework 2021
London Plan 2021

Camden Plan 2017

D1 Design
D2 Heritage

Other Planning Policies / Guidance 2021

CPG Home Improvements
CPG Design

Conservation Area Statement Seven Dials (Covent Garden) 1998

Assessment

1. *Proposal*

1.1 The development proposal is to retain the replacement of pre-existing single glazed timber windows with double glazed equivalents to match, comprising :

- Existing single glazed timber non-original windows.

2. Assessment

- 2.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where possible, enhance Camden's conservation areas.
- 2.2 The pre-existing windows were all timber framed and non-original. The windows at no. 15 were all nine panes with a curved top arch, fixed and unopenable. The windows at no. 17 were a mix of two, four, eight pane timber sash. The lack of ventilation is problematic for the building and its occupiers, and therefore the replacement aimed to improve on the current situation at no. 15 enabling passive ventilation where it currently doesn't exist and enhancing thermal insulation. For both properties, the proposed double glazing would improve on the energy efficiency of the building, whilst preserving the character and appearance of the building.
- 2.3 The buildings have been historically in office use and this would remain the same subject to this application. The long and short views along Macklin Street are identified in the Conservation Area Statement as important, giving prominence to the facades and rooflines of the buildings emphasising the cohesive quality of the area. As such, the position, size and rhythm of window openings and their decorative arches contribute to the character of the building.
- 2.4 In relation to no. 15, the installed windows would match the existing ones, in terms of shape and dimensions of window opening, frame material, fenestration pattern, size and placement of structural glazing. They would however, have slightly thicker frames and their bottom half would open inwards. Photos have been provided with the existing building and these show that the installed windows would overall preserve the character and appearance of the host building.
- 2.5 In relation to no. 17, the installed windows would match the existing ones in terms of shape and dimensions of window opening, frame material and thickness, fenestration pattern, size and placement of structural glazing and method of opening. It is noted that the windows have continuous glazing with white warm edge spacer and glazing bars. Whilst the glazing bars are not structural, given the windows position on the elevation and the high quality of detailing and the timber materials of the product installed, it is considered that they would overall preserve the appearance of the building. Overall, they would be a like for like match, with no readily perceptible change in the visual appearance of the building or the contribution it makes to the character and appearance of the conservation area.
- 2.6 The installed windows at both no. 15-17 would preserve the warehouse character of the buildings and not harmfully impact on the views along the street identified as significant in the Conservation Area Statement. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.7 In terms of impact on neighbouring amenity, as the proposals do not include new windows in new location, there would be no significant impact arising on neighbours in terms of loss of light, outlook, overlooking or light spill.
- 2.8 As such, the proposal is in general accordance with the development plan, with particular reference to policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

3. Recommendation

- 3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel in the week commencing Monday 10th of January 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.