

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/01/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Clifford				2022/4301/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
118 Greencroft Gardens London NW6 3PJ				Refer to draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement double glazed timber windows to ground and first floor flats including double glazing of all retained stained and leaded glass.							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on 18/01/2023 which expired on 11/02/2023 and a press advertisement was published on 19/01/2023, which expired on 12/02/2023.  No objections were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The application site is within a terrace of four storey brick built buildings situated on the northern side of Greencroft Gardens. The property is divided into flats and this application relates to the ground and first floor flats. It is located in the South Hampstead Conservation Area. It is a positive contributor to the conservation area.

## Relevant History

**2010/6036/P** - Replacement of window at second floor level on front elevation in connection with second floor level flat (Class C3). – Granted 23/12/2010

**2010/5989/P** - Use as three self-contained residential flats (Class C3). – Granted 23/12/2010

**36585** - Erection of single storey rear extension at basement level. – Conditional 21/09/1983

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change and mitigation

### Camden Supplementary Planning Guidance

CPG Design 2021 Chapters 1 (Introduction), 2 (Design Excellence), 3 (Heritage)

CPG Amenity 2021 Chapters 1 (Introduction), 2 (Overlooking, privacy and outlook), 3 (Daylight and Sunlight) and 6 (Noise and vibration)

CPG Home Improvements 2021 Materials and External Alterations

### South Hampstead Conservation Area Appraisal and Management Strategy February 2011

## Assessment

### 1. Proposal

1.2 The proposal involves the replacement of twelve window frames with timber frames and fixing the existing stained and leaded glass windows between two sheets of glazing within a new frame. The alterations relate to the ground and first floor flats at the front of the building only.

### 2. Assessment

2.1 The principal material considerations to the determination of this application are summarised as follows:

- Design & Conservation;
- Sustainability
- Amenity

### 3. Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations are contained within policy D1 and are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used. Within a conservation

area or adjacent to one, it is considered development should reinforce those elements which contribute to and create the character, in line with policy D2.

- 3.2 The South Hampstead Conservation Area Appraisal and Management Strategy (SHCAAMS) notes in paragraph 3.1 that, *'the conservation area is a well-preserved and leafy Victorian suburb, almost exclusively residential in nature and largely characterised by large, semi-detached and terraced late-Victorian properties. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterns footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.'*
- 3.3 The proposal involves the replacement of the white timber single glazed windows at ground and first floor level with white timber double glazed windows to the ground and first floors on the front elevation. The proposal involves the double glazing of the stained glass windows above the main windows, effectively placing them between two panes of glass.
- 3.4 The replacement of main windows (excluding those with stained glass) would be acceptable in principle. The design would match that of the existing (subject to securing detailed sections which would be required by condition if this application were to be approved). The proposed timber material is also appropriate. It is considered that replacing the lower parts of the windows would both preserve and enhance the character and appearance of the host property and South Hampstead Conservation Area.
- 3.5 Now turning the replacement of the windows which contained stained glass, this works involves replacing the window frames but retaining the original stained and leaded glass by placing them between two panels of new glazing. There is an example of a similar replacement at no. 110 Greencroft Gardens, however this does not have planning consent and does not set precedent for similar works.
- 3.6 Stained and leaded glass is a key feature of houses within South Hampstead Conservation area, as noted in the SHCAAMS and is part of what makes area special. It is important to protect and retain such features which contribute to the character and appearance of the conservation area. In this instance the glass and leading would be retained however, its special appearance is diminished by placing it behind a sheet of glazing.
- 3.7 A difference can be seen visually as the stained glass now has a "flat" appearance and the refractive qualities of the historic glass will be lost. The windows are still clearly visible in short and long views of the building. The windows to the property are in this instance a large part of the building's character and the double glazing to the stained glass will impacted this. The stained and leaded glass windows would result in a loss of visual detail and an overly reflective appearance which would detract from the character and appearance of the host building.
- 3.8 Overall, the proposed double glazed stained glass results in a detriment to the character and appearance of the host building, the terrace which it is located within and the wider South Hampstead Conservation Area.

#### **4. Sustainability**

- 4.1 In sustainability terms, double glazed units provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation. Timber is an appropriate material for the frames as it has lower embodied carbon than alternative materials.
- 4.2 In respect of double glazing the stained and lead glass, this would have a positive impact on thermal efficiency and therefore carbon emissions. Suggestions were made during the course of the application about alternative ways of improving thermal efficiency without harming the character and appearance of the conservation area. Suggestions include placing glazing on the internal side of the window only, installation and draft proofing, however the applicant has

not made amendment to the proposals.

## **5. Amenity**

- 5.1 Camden Local Plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 5.2 Due to the proposal, it is not considered that the development would adversely impact upon the amenity of adjoining residential occupiers.

## **6. Planning balance**

- 6.1 Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2021 (NPPF) seeks to preserve and enhance heritage assets. In this regard, Paragraph 202 states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.*'
- 6.2 The proposed results in less than substantial harm to the Conservation Area therefore the harm must be weighed against the public benefits of the proposal. The public benefits of the proposal are considered to be the improvement to energy efficiency, however, in light of the fact that there are alternative energy efficiency measures which have not been considered the harm to the conservation area is considered to outweigh public benefit.
- 6.3 As such, the proposed development is contrary to Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets, and is not acceptable in design terms.

## **7. Recommendation**

- 1) Refuse planning permission.

Reason for refusal: The proposed double glazing of the stained and leaded glass windows, by reason of their detailed design, would detract from the character and appearance of the host building, the terrace which it is located within and the wider South Hampstead Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.