

Delegated Report		Analysis sheet		Expiry Date:		28/06/2013	
		N/A / attached		Consultation Expiry Date:		06/06/2013	
Officer				Application Number(s)			
John Nicholls				2013/2370/P			
Application Address				Drawing Numbers			
41 Rudall Crescent London NW3 1RR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of all aluminium windows to front and rear elevation (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 10/05/2013 and a press notice on 16/05/2013. One letter of support was received.					
CAAC/Local groups* comments: *Please Specify		The Hampstead CAAC has no objection.					

Site Description

The property is a two and part three storey property located on the northern side of Rudall crescent close to its junction with Willoughby Road. The property is a single family dwelling.

The property is not listed but does lie within the Hampstead Conservation Area and there is an Article 4 direction which prevents works to the principal elevation of the property by virtue of permitted development.

Relevant History

TP/29904/NW/13315 - Erection of a two-storey terrace house with ancillary private garage and the formation of a new means of access to the highway at No. 41 Rudall Crescent, Hampstead (formerly the rear part of the site of No. 9 Eton Crescent) – Granted - 05/11/1958

8501433 - The enclosure of an existing terrace at first floor level with the erection of an extension at roof level to provide a new terrace – Granted - 29/10/1985

9101398 - Alteration to existing unauthorised pergola structure in front garden comprising the replacement of existing brick support by timber support – Refused - 02/07/1992

9101399 - Retention of a conservatory at roof level – Granted - 02/07/1992

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Statement

Camden Planning Guidance 2011 – CPG1 Design

NPPF - 2012

Assessment

Proposal

The proposal seeks to replace all of the existing white aluminium windows on the front and rear of the property with similar aluminium windows.

Amendments

The front timber bay window has been withdrawn from the scheme and the timber conservatory at roof level has never been part of the proposal.

Design

The replacement aluminium windows have a slightly different profile to the as existing and sit inside the frame rather than outside the frame. They are considered acceptable and not considered to harm the character and appearance of the Hampstead Conservation Area.

Considered compliant with policies DP24 and DP25.

Amenity

There are no amenity concerns raised by this proposal and therefore it complies with policy DP26.

Recommendation: Grant Planning Permission