

Delegated Report		Analysis sheet	Expiry Date:	30/09/2013
		N/A / attached	Consultation Expiry Date:	05/09/2013
Officer			Application Number(s)	
Carlos Martin			2013/4414/P	
Application Address			Drawing Numbers	
Flat 3 19 Glenloch Road London NW3 4DJ			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of all single glazed windows at first floor level with new painted timber, double glazed windows to residential flat (Class C3).				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press notice published from 15/08/2013 to 05/09/2013. Site notice displayed from 09/08/2013 to 30/0/82013.</p> <p>No response.</p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC: No objection.					

Site Description

The application site relates to a three-storey mid terrace property located on the south side of Glenloch Road, within the Belsize Conservation Area. The site is not listed and is divided into flats.

Relevant History

CTP/G8/4/3/14828: Conversion of 19 Glenloch Road, NW3, into three self-contained flats and one maisonette. Granted 19/02/1973.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

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

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Belsize conservation area statement 2002

Assessment

Planning permission is sought to replace all the existing single glazed timber windows with new double glazed timber windows on the front elevation at first floor level.

The proposed new windows would be identical to the existing windows in terms of design, profiles and materials, which would ensure that the character and appearance of the building and this part of the conservation area is preserved, as required by current design and conservation policies, Camden Supplementary Planning Guidance and the advice of the Belsize Conservation Area Statement.

No impact is expected on the amenity of neighbouring properties given the nature of the proposal.

Recommendation: Grant