

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/06/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/06/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/2021/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2A Well Walk London NW3 1LD				Refer to 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 of single glazed timber sash windows with double glazed timber sash windows to single dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A press notice was displayed between 02/05/2013 and 23/05/2013 A site notice was published between 24/04/2013 and 15/05/2013  No responses received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC responded with no objection to the proposal but suggested a reduction of the size of glazing bars.  Officer's comments: The glazing bars have been modified and reduced during the course of the application.					

### Site Description

The application site is a end of terrace house set over four levels and situated on the east side of Well Walk on the corner of Willow Road. The site is located in the Hampstead Conservation Area. The property is listed as making a positive contribution to the Conservation Area.

### Relevant History

N/A

### Relevant policies

**The London Plan: Spatial Development Strategy for Greater London: 2011**

**LDF Core Strategy and Development Policies 2011**

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

**Hampstead Conservation Area Statement 2001**

## Assessment

### 1.0 Proposal

Permission is sought for the replacement of 20x single glazed timber sash and casement windows with 20x double glazed timber windows. The proposed replacement windows will have individual glazing bars which is considered appropriate for this building within the Hampstead Conservation Area. The timber will be painted white to match existing. The proposed glazing bars would match existing so far as possible (35mm). The space bar inside the unit will be white to match.

### 2.0 Assessment

The main issues of concern are **a]** the design and impact on the appearance of the host building, and on the character and appearance of the conservation area and **b]** neighbour amenity.

### 3.0 Design

Camden Planning Guidance states that where it is necessary to alter or replace windows that are original or in the style of the originals they should be replaced like for like wherever possible in order to preserve the character of the property and the surrounding area.

The proposed new windows would largely be identical in terms of design, profiles, materials and method of opening. Glazing bars of three windows located on the ground floor would be reinstated to match the original design. In addition the glazing bars of two windows on the 1<sup>st</sup> floor would be removed to match the original window design and that of the other windows. The materials and design of the proposed windows would ensure that the character and appearance of the buildings 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 Hampstead Conservation Area Statement.

The addition of double glazing would also enhance the energy efficiency performance of the houses and is welcome in the context of sustainability policies.

The proposal complies with CS14, DP24 and DP25 of Camden's LDF.

### 4.0 Amenity

There are no amenity issues relating to this application, the proposal therefore complies with DP26 of Camden's LDF.

### 5.0 Recommendation: Grant Planning Permission