

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/06/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/05/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Sally Shepherd				2013/2262/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement Flat 7 Crossfield Road London NW3 4NS				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 of 3 x single-glazed sash windows with double-glazed sash windows to front elevation and replacement of 1 x single-glazed sash window with double-glazed sash window to rear elevation of existing flat (Class C3)							
<b>Recommendation(s):</b>		Grant Planning permission					
<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	28	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 26/04/2013 to 29/04/2013 A press notice was published from 02/04/2013 to 23/05/2013					
<b>CAAC/Local groups* comments:</b> *Please Specify		No response received					

## Site Description

The application site relates to a three storey plus basement terrace property located on the west side of Crossfield Road. The property is divided into four flats and this application relates to the basement flat. The property is located in the Belsize Conservation Area and is not listed. The property has an Article 4 Direction affecting the front elevation.

## Relevant History

### 7 Crossfield Road:

Planning permission granted on 13/12/1974 for the change of use into four self-contained dwelling units, including works of conversion (Ref: 19491)

Planning permission granted on 11/12/2013 for the replacement of existing single glazed windows with double glazed windows on the front elevation at ground floor level to existing flat (Ref: 2012/5576/P)

## Relevant policies

### **NPPF**

### **The London Plan**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy:**

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

#### **Development Policies:**

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

### **Camden Planning Guidance 2011**

CPG 1 Design

### **Belsize Conservation Area Management Appraisal**

## Assessment

### **Proposal**

It is proposed to replace 3 x single-glazed timber sash windows with identical double-glazed timber sash windows on the front elevation of the flat at lower ground floor level and to replace a single-glazed timber window on the rear elevation with a double-glazed timber sash window. The proposal also includes the replacement of single-glazed timber French doors with matching double-glazed timber French doors to the rear, although as the Article 4 Direction doesn't apply to the rear of the property this like-for-like replacement of the French doors does not require planning permission and is not assessed as part of the proposal.

### **Design**

Whilst there is a general presumption in favour of double glazed windows to enhance sustainability, appropriate design and materials are imperative to ensure no significant harm is caused to the character and appearance of the host building. In this case, the new double glazed windows to the front would be identical in material, design and proportions to the existing ones and therefore the character and appearance of the building would be preserved. The new window to the rear will re-instate the original sash window design and is therefore seen as an improvement.

No amenity issues are raised.

**Recommendation:** Grant Planning Permission