

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/02/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>31/1/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2012/6181/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
7 Prince Arthur Mews London NW3 1RD				See 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 four existing aluminium framed single-glazed windows with double glazed uPVC windows to front elevation at first floor level in connection with dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Application					
<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>05</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 site notice was displayed on 28/12/2012 and a press notice on 10/1/2013. No comments have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		The Hampstead CAAC has Not Objected to the proposal.					

### **Site Description**

The property is one of a group of contemporary mews houses, located on the south side of Prince Arthur Mews, off Perrin's Lane. The site is within the Hampstead conservation area.

### **Relevant History**

None relevant

### **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)

#### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

#### **Hampstead Conservation Area Statement**

**The London Plan (2011)**

**The NPPF 2012**

## Assessment

### Proposal

The proposal is to replace existing first floor front elevation aluminium framed windows with Upvc sliding sash windows.

### Design

The existing windows are white powder coated aluminium at first floor level, with Upvc at ground floor level. All of the 4 properties in the mews have Upvc at ground floor level and the other 3 all have white Upvc sliding sash style double glazed Upvc at first floor level.

The proposal seeks to replicate the windows at No. 8 which has a set of horns.

Camden's Design Guidance CPG 1 states that where it is necessary to replace windows that are original and original in style, they should be replaced like for like and that new windows should match originals as closely as possible in terms of glazing patterns, proportions, opening method, materials and finishes in order to preserve the character of the property and the surrounding area. It also goes on to state that Upvc windows are not acceptable.

However, in this case, all of the existing front elevation ground floor windows are Upvc, and all of the other properties in this part of the mews have first floor windows which are Upvc. Therefore, in this case, it is considered that Upvc front first floor windows would be acceptable, as they would be in keeping with other windows in the street. The sliding sash style of Upvc window is considered less bulky and therefore in this part of the conservation area this is considered more acceptable than many others in the street and therefore does not harm the character and appearance and therefore is compliant with policies DP24 and DP25 of Camden's LDF 2010.

### Amenity

There are no amenity issues with the proposed windows.

**Recommendation:** Grant Planning Permission

### Disclaimer

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