

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>18/12/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>06/12/2012</b>
<b>Officer</b>			<b>Application Number(s)</b>		
John Nicholls			2012/5353/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Hillfield Court Belsize Avenue London NW3 4BJ			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>					
The replacement of existing single glazed metal windows with double glazed metal windows to 4x existing bays facing inner courtyard elevation of residential mansion block (Class C3).					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	112	No. of responses	06	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed on 2/11/2012 and a press notice on 15/11/2012. As a result of the consultation process 4 letters of support and 2 objections were received. The objections are summarised as follows:</p> <ul style="list-style-type: none"> <li>Modern alternative windows will not be suitable for the 1930's building and there is no guarantee that similar proposals will be made to the other blocks within Hillfield Court.</li> <li>The proposal is a waste of time and money because the original crittal windows should be preserved, and that it is a shame that ugly plastic windows will replace them. I also cannot afford them especially when the existing windows are perfectly adequate.</li> </ul> <p>An officer's comments in response can be found in paragraphs 1.1-1.2 and 2.1-2.6.</p> <ul style="list-style-type: none"> <li>Concerns over the lack of privacy and windows being boarded up while the works are undertaken as well as huge expense to additional damage that will occur to carpets, windows sills etc.</li> <li>There is also a fear of burglaries and safety within the flats whilst scaffolding is erected to undertake the works and therefore it will cost me time and money to remove my valuables from my flat.</li> <li>Having recently redecorated and laid new carpets, it will cost me more money to amend after the new windows have been fitted.</li> </ul> <p>An officer's comments in response can be found in paragraph 4.1.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The <u>Belsize CAAC</u> have no objection and commented as follows:</p> <ul style="list-style-type: none"> <li>No objection provided the proposed windows match exactly the original windows in all dimensions and in configuration of glazing bars.</li> </ul> <p>The <u>Belsize Residents Association</u> do not object and comment as follows:</p> <ul style="list-style-type: none"> <li>Whilst we appreciate the need for double glazed replacement windows, the appearance of this building would be spoiled by irregular sized units.</li> <li>Could you therefore please make it a condition of any approval that sightlines and glazing bars will match the originals, it appears from the drawings and details submitted in this application that they do not.</li> </ul> <p>An officer's comments in response can be found in paragraph 1.2.</p>					
Site Description						

The site is located between Haverstock Hill, Belsize Avenue and Glenoch Road. It comprises a large 1930's block of flats.

The site is not listed, but is within the Belsize Park Conservation Area

### **Relevant History**

2012/1098/P - Replacement of existing windows and door with Pvc windows and door to the front elevation of a residential flat (Class C3) at fourth floor level – Refused - 19/04/2012. subsequently allowed on appeal - 31/10/2012

### **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**

#### **Belsize Park Conservation Area Statement**

### **Assessment**

#### **1.0 Proposal**

1.1 Permission is sought to replace the existing steel crittal windows to four projecting bays between 1<sup>st</sup> and 4<sup>th</sup> floor levels on the inner north eastern elevation of the property with similar powder coated double glazed aluminium windows.

#### Amendments

1.2 The proposed aluminium windows had the central glazing bar removed. These would have matched the adjoining windows but would not have matched the existing windows. The Council did not object to the proposed windows, however, these have been amended to reflect like for like glazing patterns.

#### **2.0 Design**

2.1 Hillfield Court is an attractive 1930's mansion block which has seen a number of alterations to windows/doors over time. The proposal would see all the original steel framed windows replaced over four floors across four bays projecting off the north eastern elevation. The elevation in question can only be viewed from within the building complex and is not visible from surrounding streets.

2.2 The proposed windows would have similar glazing bars and detailing as the existing crittal windows and are proposed to be made in aluminium. The two inner bays have a blank panel below the windows whereas the two outer bays have recessed panels below. The proposal seeks to replicate these recess panels on the two bays without.

2.3 These are a significant amount of the original Crittal windows/doors at the flats in Hillfield Court which have been replaced with UPVC framed windows/doors, and all the full height windows at communal stairwells have been replaced with UPVC framed windows. Many others are aluminium.

2.4 It appears that a number of these alterations have been in place for some time and only one, No. 106, has had Upvc approved on appeal.

2.5 It is considered that the proposed replacement aluminium windows are sufficiently high quality in

material and detailing to be acceptable. The thin framing detail is considered sufficient when read against the original windows to be acceptable and are not considered to harm the character and appearance of the Belsize Conservation Area.

2.6 The proposed alterations are considered to be in line with Camden's policies and are considered to preserve and enhance the character of the conservation area.

### **3.0 Amenity**

3.1 There are no amenity issues regarding this proposal.

### **4.0 Other matters**

4.1 Other matters raised relating to cost, loss of privacy, scaffolding on the building and repairs to rooms internally post works are not matters that the Council can consider. Officer's will forward these concerns to the applicants for them to resolve directly with residents within the block.

**5.0 Recommendation:** Grant Planning Permission

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 10<sup>th</sup> December 2012.  
For further information please click [here](#).