

Delegated Report		Analysis sheet	Expiry Date:	16/10/2012
		N/A	Consultation Expiry Date:	27/09/2012
Officer			Application Number	
Aysegul Olcar-Chamberlin			2012/4196/P	
Application Address			Drawing Numbers	
38 Belsize Avenue London NW3 4AH			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Replacement of windows on front elevation and replacement of windows and French doors on rear elevation in connection with existing residential dwellings (Class C3).				
Recommendation:	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 29/08/2012 to 19/09/2012. A press notice was advertised on 06/09/2012 and expired on 27/09/2012.</p> <p>No response received.</p>					
CAAC/Local groups comments:	<p>Belsize Residents Association objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • The proposed PVCu windows would be contrary to the Belsize Conservation Area guidance. • This is an important property in a prominent block on a principle elevation. <p>.</p>					
Site Description						
<p>The application site is a 3-storey mid-terrace property on the south-side of Belsize Avenue in the Belsize Conservation Area. It forms part of a late 19th/early 20th century terrace of properties (Nos. 32-42) which is identified as a positive contributor to the character and appearance of the conservation area. Each property in this terrace has a gable-frontage with set-backs between each pair to give the appearance of semi-detached properties.</p> <p>The application property has been subdivided into three self-contained residential units. If the recent planning permission (ref: 2012/3751/P) is implemented the property would have two self-contained units (basement flat and a dwelling on ground, first and second floor levels).</p>						
Relevant History						
<p>2012/3751/P – Planning permission was granted on 19/09/2012 for the conversion of ground - first floor maisonette and second floor flat into a single dwelling (Class C3).</p> <p>2012/3936/P – Planning permission was granted on 18/09/2012 for the erection of roof extension with 4 circular windows and 4 rooflights in connection with existing residential flat (Class C3).</p> <p>PW9902536 – Planning permission was granted on 02/11/1999 for the conversion of a single family dwelling to a self contained maisonette and two self contained flats, including external alterations and a rebuilt rear extension and enlarged front lightwell.</p>						
Relevant policies						
LDF Core Strategy and Development Policies						
<p>Core Strategy</p> <p>CS5 – Managing the impact of growth and development</p> <p>CS5 – Managing the impact of growth and development</p> <p>CS14 – Promoting high quality places and conserving our heritage</p>						
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 (Section 4, page 24)

Belsize Conservation Area Statement (2003)

Pages: 12-14, 30 and 40.

Assessment

Proposal: It is proposed to replace all timber windows on the front elevation of the existing building with PVCu windows (except basement level) and replace the timber sash windows and French doors on the rear elevation of the existing building with PVCu windows (except hardwood double glazed windows and door on the ground floor). The proposed replacement PVCu windows would repeat the pattern of the existing windows which they would replace.

Design and Appearance: The front elevation of the application property and the rest of the terrace are pretty much intact. The front elevation of this terrace is impressively detailed by decorative stucco works and sub-divided sash windows. The rear elevation of the existing building is simply detailed and has been altered on the ground floor level.

Belsize Conservation Area Statement states that existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative (page 40). Where replacement is the only option possible option, Belsize Conservation Area Statement advises that materials should be chosen to closely match the original and use of PVCu windows would not be acceptable.

In addition that CPG1 states that original windows should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area and new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars). CPG1 also discourages use of PVCu windows due to their appearance, relatively short lifespan and inability to biodegrade.

Given the good condition of the existing windows on the front elevation their replacement in principle is considered to be unacceptable in principle. Furthermore the proposed PVCu as a material would degrade from the historic interests and architectural characteristics of the existing building and would harm the appearance of the host building and the rest of the terrace.

The existing rear sash windows on the first and second floor levels are also in a good condition and ideally they should be repaired and retained. There is more scope for different style replacement windows and doors on the rear ground floor elevation of the building provided that the materials of the replacement windows and doors are sympathetic to the existing (in this case timber).

Although the frame thicknesses of the proposed windows and doors would match the existing the proposed replacement PVCu windows would still have chunkier appearance and would not match with the materials of the existing windows in terms of texture and appearance.

The proposal is considered to harm the appearance and character of the host building, rest of the terrace and wider conservation area.

Amenity: The proposal would not result in any adverse amenity issues in terms of loss of daylight, privacy and outlook to the neighbouring properties.

Conclusion: The proposed replacement PVCu windows would not match with the appearance and materials of the existing original windows and would be inappropriate to the age, materials and architectural comparison of the existing building and the rest of the terrace. Therefore, the proposal

would be contrary to policies CS15, DP24 and DP25.

Recommendation: Refuse planning permission.

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