

Delegated Report		Analysis sheet		Expiry Date:		13/09/2012	
		N/A / attached		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3686/P			
Application Address				Drawing Numbers			
26 A & B Stratford Villas London NW1 9SG				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing single glazed timber windows with double glazed timber windows to front, side and rear elevations of flats (class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 02/08/2012 to 23/08/2012. Site notice displayed from 27/07/2012 to 17/08/2012. No response.					
CAAC/Local groups* comments: *Please Specify		Camden Square CAAC: No response.					

Site Description

The application site relates to a three-storey mid-terrace property located on the south side of Stratford Villas, within the Camden Square Conservation Area. The property is divided into flats.

Relevant History

20381: pp granted for change of use to two self-contained maisonettes, including works of conversion.
09/07/1975

Relevant policies

NPPF

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1

Camden Square Conservation Area Statement

Assessment

Planning permission is sought for the replacement of all the existing single glazed timber windows with double glazed timber windows to front, side and rear elevations of flats (class C3).

The proposed new windows would be identical in terms of design, proportions, profile, material and configuration to the existing ones, with the only difference being the double glazing. This would ensure that the appearance and character of the building is preserved, as required by current conservation and design policies.

The proposal is viewed favourably in the context of policies that seek to promote sustainable development as the new double glazed windows would improve the thermal performance of the building.

No amenity issues are raised.

The proposal broadly complies with LDF policies and planning guidance and approval is therefore recommended.

Recommendation: Grant.

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