

Delegated Report		Analysis sheet		Expiry Date:		07/08/2012	
		N/A / attached		Consultation Expiry Date:		26/07/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/2663/P			
Application Address				Drawing Numbers			
18A Tudor Close London NW3 4AB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of 1x windows and 1x double doors at roof level to rear elevation of residential flat (Class C3).							
Recommendation(s):		Grant 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:		Site notice: 27/06/2012 – 18/07/2012 Press notice: 05/07/2012 – 26/07/2012 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC – Object - The proposed windows and doors are inappropriate, the sections are too clumsy. Belsize Residents' Associated – Object - The proposed frames do not match the existing and are noticeably larger and bulky in appearance. <i>Officer comment: Please see section 2.0 of the assessment below</i>					

Site Description

The site is a semi private residential estate located between Glenoch Road and Belsize Avenue. It comprises a group of large apartment blocks.

The site is not listed, but is within the Belsize Conservation Area. The building is not noted as being a positive contributor.

Relevant History

No relevant history

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 Conservation Area Statement

Assessment

1.0 Proposal:

1.1 Permission is sought for the replacement of the existing single glazed timber framed casement windows and French doors leading to balcony at roof level.

2.0 Assessment:

2.1 The existing timber framed windows and doors would be replaced with double glazed timber framed windows and doors of a similar design and fenestration pattern. The proposed casement windows would be of very similar dimensions in terms of frame thickness and beading details. Whilst the proposed French doors would be of a slightly chunkier appearance.

2.2 The existing window frame measures 11cm at its base, 9cm at the top, the mullion measure approx 15cm in thickness. The proposed frame would measure 12cm at the base, 10.7cm at the top and the mullion would measure 15cm.

2.3 The frame of the existing doorway measures 20cm at the base and 15cm at the top, the frame at the centre point of the French doors the thickness is 15cm. The frame of the proposed doorway would measure approx 20cm at the base and 16cm at the top. At the centre point of the French doors the thickness would be 24cm.

2.4 Camden Planning Guidance advises that where it is necessary to replace windows that are original or like in the style of originals they should be replaced like with like to preserve the character of the property and surrounding area.

2.5 The proposed alterations are taking place on the rear elevation of the building which overlooks a semi private grassed area and the rear elevation of a neighbouring building. The proposed casement windows would be very similar to the existing in terms of design, materials and fenestration pattern and are considered to be acceptable. It is noted that the French doors leading out to the integral balcony would be of a slightly thicker design, they would not be visible from the semi-private grassed area as they are set well back within the roof-slope and balustrade. Given that they are well hidden, of an appropriate material and design, it is not considered that they would have a detrimental impact on the appearance of the host building or character of the area.

2.6 As the proposal is minor in nature and purely replacement of windows and doors there would be no impact on the amenity of surrounding neighbours.

Recommendation: Grant Planning Permission

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