

Delegated Report		Analysis sheet		Expiry Date:		28/06/2012	
		N/A / attached		Consultation Expiry Date:		07/06/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2012/2135/P 2. 2012/227/L			
Application Address				Drawing Numbers			
47 FITZJOHNS AVENUE LONDON NW3 6PG				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Replacement of all existing metal windows in the Chapel Wing with double glazed windows. 2. Replacement of all existing metal windows in the Chapel Wing with double glazed windows.							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent.					
Application Type:		1. Full Planning Permission 2. Listed building consent.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	67	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fitzjohns Netherhall CAAC – no response.					

Site Description

Grade II listed former house, now a school, dating from 1880 by George Lethbridge, with mid-C20 chapel attached. The building is in the Fitzjohns Netherhall conservation area.

Relevant History

Various; none directly related to this application.

Relevant policies

LDF Core Strategy and Development Policies

CS13 Tackling climate change through promoting higher environmental standards

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

Assessment

The C20 chapel extension was built post-war, with metal framed windows, some of which have been replaced piecemeal with non-matching UPVC windows. The condition of all of the windows has deteriorated and they are now beyond repair. With the exception of two stained-glass windows to the south elevation which will remain in situ, it is proposed to replace all of the windows with double glazed, powder-coated steel-framed windows, in a pattern and arrangement to match the existing.

The frames of the proposed replacements will be marginally thicker than the existing (c. 5mm) in order to accommodate the double glazed units. It is also proposed to omit the applied lead detail to the arched windows on the front and back elevations, which is not original. These small changes are not considered to have a significant or detrimental impact on the appearance or character of this part of the building.

The proposal raises no amenity or sustainability concerns.

The design and materials of the proposed replacement windows are considered to preserve the special architectural and historic interest of this part of the building and the character and appearance of the Fitzjohn's Netherhall conservation area. The proposal meets the relevant local and national policy requirements and as such, approval is recommended.

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