

Delegated Report		Analysis sheet		Expiry Date:	08/05/2012
		N/A / attached		Consultation Expiry Date:	19/4/2012
Officer			Application Number(s)		
John Nicholls			2012/1374/P		
Application Address			Drawing Numbers		
First Floor Flat 239 Goldhurst Terrace LONDON NW6 3EP			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing UPVC windows with timber framed windows to front elevation at first floor level in connection with residential flat (Class C3) (Retrospective).					
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	12	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 20/3/2012 and a press notice on 29/3/2012. The notification process has generated one comment as follows:</p> <ul style="list-style-type: none"> • Thin end of the wedge if this retro application is allowed to succeed, what is to stop all properties following this same course of action. • This matter (2010/2094/P) was subject to an enforcement action that has been delayed by the LPA. • We would ask that all the UPVC windows on the front and rear 1st floor elevation are reinstated with timber, as the building is in the Swiss Cottage Conservation Area. • Upvc sashes cannot match timber detail as the upvc is not strong enough to use the same sectional sizes. • These buildings Nos 239, 241, 243 and 245 were all built as a block then even one using upvc windows spoils the whole effect, they should be made to take out, or why should anyone bother to protect the heritage of the South Hampstead Conservation Area. <p>This author of these comments was contacted to clarify that the application was only for the replacement of the front Upvc first floor windows. The author claimed that they should also be removed from the rear. This has been raised as a query for the enforcement team to investigate, however, the Council can only consider the application for the front windows.</p>					
CAAC/Local groups* comments: *Please Specify	There is no CAAC for the South Hampstead Conservation Area.					

Site Description

The property is a three storey semi-detached house divided into flats built in an Arts and Crafts style and located mid terrace on the southern side of Goldhurst Terrace.

The property is not listed but it does lie within the South Hampstead Conservation Area.

Relevant History

EN10/0010 - Have replaced the windows with double glazed & are not in the same style as the existing windows – still ongoing

2010/2094/P - Retention of windows to residential flat (Class C3) – refused - 06/12/2010

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

South Hampstead Conservation Area Statement

Assessment

This property has been investigated by the Council's enforcement team for unauthorised alteration of timber windows on the first floor front elevation to Upvc. The owners are now seeking to remove the unauthorised windows and put timber casement s back which match the rest of the property.

The design and materials are both acceptable and therefore comply with the Council's policies because they preserve and enhance the character and appearance of the Conservation Area, and as such also adhere to the Council Design Guidance.

The Council does not consider there to be any amenity issues.

Recommendation: Grant Planning Permission

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