

<b>Members Briefing</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	11/01/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	22/12/2011
<b>Officer</b>			<b>Application Number(s)</b>	
John Nicholls			2011/5715/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Estate at 2 - 17 Delancey Studios London NW1 7NP			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of the existing single-glazed timber windows and existing doors with double-glazed Upvc windows and doors to all elevations.				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	03	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	One resident says she is 81 and has been waiting years for new windows and looking forward to getting them.					
CAAC/Local groups* comments: *Please Specify	<p>Camden Town CAAC – Objected on the following grounds:</p> <p>We feel that the use of replacement PVC window frames will result in a much cruder design. The PVC frames are wider in section than the existing, reducing the area of glass and the light in the flats.</p> <p>We also understand that the use of PVC frames has been abandoned in Holland because of the carbon release in their manufacture. We suggest instead that an aluminium frame be used - it has a thinner section and lasts for a longer period.</p> <p>The crude impact of the wider, replacement PVC frame can be seen in the well-designed 1950s council flats at the junction of Albert Street and Mornington Street: such frames are not suitable for use in a Conservation area. They certainly will not enhance the carefully designed studios shown in this application and we hope that a more appropriate frame can be found.</p> <p>Officer's response: see paragraphs 4.1-4.4.</p>					

## Site Description

The site is a group of low level flats comprising two storeys and including 16 flats. The properties form a doughnut shaped block around a small court yard with a narrow access passage which leads from a main car parking area.

The site is accessed through a security gate where No. 13 Delancey Street used to stand on the southern side exactly mid-terrace between Albert Street and Arlington Road. The site is land locked and views of the windows cannot be seen from the street. The property lies within the Camden Town Conservation Area but is not listed.

## Relevant History

### Relevant history

CTP/J11/25/A/24236 - Delancey Studios, 13 Delancey Street, NW1 - The erection of 16 two-person flats in two 2-storey blocks, with five car spaces, a clothes drying area and a refuse chamber. – Granted 22/04/1977

2003/3506/P - The installation of new pedestrian and vehicle entrance gates, new railings on brick plinths, new brick piers, the raising of a wall adjacent to Rushcombe House, new railings to internal courtyard area, the removal of a planter and other associated works. – Granted 22/12/2003

## 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: Design

## Assessment

1.0 The main consideration for this assessment is the look of the Upvc windows within this part of the Conservation Area and the impact to its character and appearance.

### 2.0 Existing windows

2.1 The existing windows are all single glazed timber framed windows which have almost certainly been in place since the property was built in the late 1970's. Therefore, they have come to the end of their natural life and need replacing.

2.2 The fenestration pattern is largely thin vertical strips particularly on the inside of the court yard. On the outside of the building there aren't many externally facing windows and these usually form blocks of French door and fixed shut window in the outside corners of the property at both ground and first floor level. There is a further higher level horizontal set of three windows set adjacent to these in one aperture and another single long vertical window inside these.

### 3.0 Internal Courtyard windows

3.1 These windows and doors cannot be seen from anywhere apart from inside the court yard itself and therefore, although there is a change to the fenestration pattern, there is no significant harm caused by the introduction of Upvc windows and doors in this location.

3.2 The fenestration pattern is proposed to be a set of casement opening windows hung to the outsides of the aperture. New glazed front doors are also proposed to be fitted.

### 4.0 External windows

4.1 Due to the limited number of windows in each corner of the blocks it is not considered that the ground floor windows and French doors could be seen from any of the properties which back on to the site. Furthermore, it is considered that the first floor windows will be only glimpsed from upper floor windows of neighbouring residential properties and they won't be visible from the street and the nearest residential property windows are approximately 10m away. Externally, it is considered that there was no consistent pattern to the fenestration and with some windows having thinner and others thicker frames.

4.2 The fenestration pattern is very similar to those removed with the only major change being the loss of the three high level horizontal windows and their replacement with a single high level top pivot opening window across the width of the original aperture. It is considered that the proposal will give these external windows some form of uniformity overall. The windows would not be visible from the public realm and only through glimpses from the upper floors of neighbouring

residential properties which back onto the site.

4.3 Environmental reasons have also been put forward for rejecting the proposed windows. This objection is well intentioned, however, this cannot be the only consideration for refusing them and therefore this is not considered alone to be a good enough reason to refuse this application.

4.4 Overall, the proposed Upvc windows are not considered to cause sufficient harm to the character or appearance of the Conservation Area to warrant refusal.

**Recommendation:** Grant Planning permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9<sup>th</sup> January 2012.**

**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>