

Delegated Report		Analysis sheet		Expiry Date:		13/12/2010	
		N/A / attached		Consultation Expiry Date:		09/12/10	
Officer				Application Number(s)			
Victoria Pound				2010/5622/L			
Application Address				Drawing Numbers			
5 Belsize Lane London NW3 5AD				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of 12 no. existing windows and 1 no. existing glazed door to the front and rear elevations with double glazing, to a residential dwelling house (Class C3).							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
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:		<u>Press and site notices</u> displayed – no responses.					
CAAC/Local groups* comments: *Please Specify		CAAC consulted – no response.					

Site Description

Grade II listed house, also known as Hunters Lodge is located within the Fitzjohns/Netherhall Conservation Area, built c1812, with significant Victorian and C20 extensions, and recent alterations and extensions including the installation of a partially glazed extension to the east, infilling a yard area. The original building faced south and now forms the triple bowed centre of the rear of the present building, facing onto the garden.

Relevant History

2007/5036/P and 2007/5038/L: Erection of a garden level single storey extension to the side of the single dwellinghouse, following the demolition of an existing side extension. **REFUSED 21/12/2007**

2008/0123/P and 2008/0124/L: Erection of conservatory to side of dwellinghouse, alterations to steps leading from Belsize Lane into the garden and repairs / alterations to a door within the flank wall. **GRANTED 11/03/2008**

2010/5631/P and 2010/5631/L: Erection of a garage in connection with existing dwelling (Class C3). **GRANTED 21/12/2010**

2011/0454/P and 2011/0477/L: Erection of single storey glass extension to rear elevation of dwellinghouse (Class C3) **REFUSED 29/03/2011**

Relevant policies

LDF Core Strategy and Development Policies

DP25

CS14

Assessment

Listed building consent is sought to replace a number of the existing windows to the front and rear elevations with double glazing. The application initially sought to replace almost all of the windows, a significant number of which were original, but the proposal has been revised following officer advice on site and now seeks to alter only replacement fabric.

It is proposed in all cases to use Histoglass cylinder glass on the outer face of the double glazed unit, which will give an appropriately textural appearance, which will ensure that the new units blend in visually with the retained historic glass. The depth and profile of the supporting frames will not change from the existing.

At the rear, the windows to the ground and first floors are of historic interest and will be retained unaltered. It is proposed only to replace the small, non-original windows at basement level, and a replacement glazed door at lower ground level, with double glazed examples to match the existing. No historic fabric will be lost or altered, and the areas of double glazing are very limited, and will not have a significant impact on this significant historic elevation.

To the front, all of the casement windows were replaced following the 2008/2979/L application. The Gothic fanlights above were retained, however, and are original, as is the large tripartite stained glass window to the staircase. The proposal now seeks to replace the non-original casements only, leaving the large tripartite window and all original Gothic decorative windows in situ. The impact of replacing the casements with slim double glazed units which incorporate cylinder glass will be minimal, as there will be no loss of historic fabric, and the visual quality of the cylinder glass will ensure that the visual 'texture' of the glass will not appear modern or otherwise stand out on the front elevation.

The revised proposal is considered to be acceptable in listed building terms as the visual impact will be minimal, and there will be no loss of historic fabric, whilst achieving enhanced thermal performance. The proposal therefore complies with relevant local and national policy (PPS5) and approval is recommended.

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