

Delegated Report		Analysis sheet	Expiry Date:	21/11/2011
		N/A / attached	Consultation Expiry Date:	27/10/11
Officer			Application Number(s)	
Connie Petrou			2011/4733/P	
Application Address			Drawing Numbers	
58A Rosslyn Hill London NW3 1ND			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing timber windows with double glazed timber windows at first floor level to front elevation of residential flat (Class C3).				
Recommendation(s):		Grant		
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	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	Site Notice 29/09/11 Press Notice 06/10/11					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Hampstead CAAC</p> <p>We do not support any applications that involve the use of aluminium windows in the conservation area, and even more so in a building of this quality</p> <p>The Heath and Hampstead Society</p> <p>The general format of this proposal, to replace timber windows with aluminium, is fine; the new proportions improve the architecture of the building.</p> <p>However, the proposal to do this in aluminium sections is unacceptable; the change of materials seems illogical, and quite alien to the traditional character and detail of the building. The drawings do not give a realistic impression of the new work, which would be conspicuously different to those existing. Please refuse.</p>					

Site Description

The site is located on the north side of Rosslyn Hill and relates to a 4 storey building. The building is not listed but is located in the Hampstead Conservation Area. The building is identified as a positive contributor to the Conservation Area.

Relevant History

None

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

Hampstead Conservation Area Camden Planning Guidance 2006

Assessment

Proposal:

Permission is sought for the replacement of single glazed timber framed windows with two-pane timber framed windows on the front elevation in connection with a residential flat.

Assessment:

The proposed section shows how the window frames will be fitted so that the increment is taken into the internal space so as not to alter the external appearance of the windows.

The proposal is considered acceptable in terms of design and appearance, the material, window pattern and openings are in keeping with the existing and will not have a detrimental impact on the character of the building or the wider conservation area.

Due to the nature of the application there will be no impact on the amenity of neighbours. The proposal is considered to comply with Local Development Framework policies CS14, DP24 and DP25.

Recommendation: Grant Planning Permission.

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