

Delegated Report		Analysis sheet		Expiry Date:		18/10/2011	
		N/A / attached		Consultation Expiry Date:		29/09/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/3766/P			
Application Address				Drawing Numbers			
First Floor Flat 61 Aberdare Gardens London NW6 3AN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of a window on the front elevation to first floor level flat (Class C3).							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed for 21 days from 31/08/2011 and a press notice published on 08/09/2011 – No comments have been received.					
CAAC/Local groups* comments: *Please Specify		The property is located within the South Hampstead Conservation Area, however there is no CAAC or statutory local groups.					

Site Description

The site is located on the north side of Aberdare Gardens; it comprises a large detached property subdivided into flats.

The site is not listed but is within the South Hampstead (formerly Swiss Cottage) Conservation Area.

Relevant History

No relevant history

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 (Swiss Cottage) Conservation Area Statement

Assessment

Proposal:

Permission is sought for the replacement of a non-original timber framed casement window on the front elevation with a traditional style, timber framed sash window.

Assessment:

The proposal would see a non-original and unattractive window on the front elevation replaced with a timber framed sash window to match the original windows. The re-introduction of lost historic features is welcome and is supported by Camden Planning Guidance which states that new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

The proposal is considered to improve the appearance of the host building and preserves and enhances the appearance of the wider conservation area.

Recommendation: Grant Planning Permission

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