

Delegated Report		Analysis sheet		Expiry Date:	14/06/2011		
		N/A / attached		Consultation Expiry Date:	18/05/2011		
Officer			Application Number(s)				
Fergus Freaney			1) 2011/1727/P 2) 2011/1761/P				
Application Address			Drawing Numbers				
6 & 8 Shoot-Up Hill London NW2 3QN			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing timber sash windows with PVCu to all elevations of existing flats (Class C3)							
Recommendation(s):		1) Refuse Planning Permission 2) Refuse Planning Permission					
Application Type:		1) Full Planning Permission 2) 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 from the 27/04/2011 – No comments were received.					
CAAC/Local groups* comments: *Please Specify		There are no statutory local groups.					

Site Description

The site is located on the eastern side of Shoot-up Hill, it comprises of numbers 6 and 8 Shoot-up Hill within a large Victorian villa style building, subdivided into flats.

The building is not listed, nor is it within a conservation area.

Relevant History

No relevant planning history

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal: Permission is sought for the replacement of the existing timber framed sash windows with UPVC framed top hung casement windows on all elevations of numbers 6 and 8 Shoot-Up Hill. Both properties are part of the same semi-detached Victorian building.

Separate planning applications have been submitted for the works on 6 and 8 Shoot-Up Hill, however as they are the same works taking place on one entire building they will be assessed together.

Assessment: The building is part of a relatively well preserved group of semi detached properties with numbers 2 and 4 Shoot-Up Hill being of the same style. The group of buildings is in a prominent location being close to the junction of Shoot-Up Hill and Maygrove Road, and opposite Kilburn Underground station.

The front, side and rear elevations of the building contain a significant amount of original detailing – the whole scale installation of UPVC framed windows with the loss of traditional (possibly original) timber framed sash windows and joinery is not considered to be acceptable or appropriate. Furthermore, consistency between the host building and neighbouring properties at 2-4 Shoot-Up Hill, which currently has similar styled traditional windows, would be lost by the installation of UPVC framed casement windows.

Whilst the installation of double glazing is not considered to be particularly contentious, the use of UPVC is contrary to 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 overall size. Furthermore, it states that where timber is the traditional window material, replacement timber frames are preferable to UPVC or aluminium frames. The proposed windows would not comply with any of the above guidance, being of different material, style and opening method which would be to the detriment of the character and appearance of the host building and wider streetscene.

It is noted that the building is not within a conservation area, nor is it a listed building, nonetheless it is in a highly visible location, featuring clearly in long views of Shoot-up Hill and is considered to be worthy of preservation. The proposed materials should therefore respect the appearance and setting of the host building and wider area.

The proposal does not comply with Local Development Framework policies DP24 (securing high quality design) and CS14 (Promoting high quality places and conserving our heritage), nor with Camden Planning Guidance 2011.

Recommendation: 1) Refuse Planning Permission; 2) Refuse Planning Permission

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