

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/03/2011	
		N/A		Consultation Expiry Date:		24/02/2011	
Officer				Application Number			
Jennifer Walsh				2011/0114/P			
Application Address				Drawing Numbers			
Flat C 31 Hampstead Lane London N6 4RT				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Replacement of 3x timber framed sash windows with upvc framed windows on north and east elevations of first floor flat (Class C3)							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 03/02/2011 – 24/02/2011. A press notice was advertised on 28/02/2011 No response has been received					
CAAC/Local groups comments:		Highgate CAAC object to the proposal on the following grounds: It has long been the policy in the Conservation Area that permission for PVC replacement windows should be refused particularly as in this case when the property forms part of a block of flats converted from an existing building. The CAAC therefore strongly objects to this application.					
Site Description							
A 3-storey semi-detached property situated on the south side of Hampstead Lane, on the boundary with Haringey Borough Council. The property is not listed but is located within the Highgate Conservation Area. The property is split into flats and this application relates to the First floor flat.							
Relevant History							
2008/2475/P: Installation of timber gate to side entrance passage to self-contained flat (Class C3). GRANTED 30/04/2009							

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 2006

Highgate Conservation Area Appraisal and Management Statement

Assessment

Proposal

The application seeks planning permission for the replacement of three timber sash windows with three upvc windows to the front and side elevations of the existing building (class C3). The window to the front elevation is to be 590 x 1000mm and the windows to the side elevation are to be 680x1450mm and 750 x 1450mm.

Design and conservation

The use of upvc is more often than not, considered to be at odds with the appearance and character of the building in many locations across the Borough. Whilst replacing windows is not considered to be contentious in principle, but an appropriate material (i.e. timber) should be used in many locations in order to preserve the character and appearance of the host building and the conservation area, in line with policies CS14, DP24 and DP25 of the LDF. However, the current alterations of the existing building must be taken into account when considering planning applications. In this location, it is considered that both the side and front elevations have been subject to many alterations over the years. As the property is split into flats it is evident that alterations to the other flats have taken place. To the front elevation, both the ground and second floor level windows have been changed to UPVC with only the application flat remaining as the original timber sash. The window to the front elevation is rather small as it is a secondary window to a bedroom, therefore, in this location due to the existing situation the alteration is considered acceptable.

To the side elevation alterations to the second floor flat are clearly visible from the public realm. Due to a neighbouring site being developed in recent years, the side windows to the application unit are obscured from view when standing on Hampstead Lane. Although the openings are visible, it is considered that the installation of UPVC windows in this location would not be read as a dominant or negative addition to the host property. The window openings are visible when looking at the building from Hampstead Lane, however the fenestration details are obstructed by the neighbouring two storey property.

The subject property represents a prominent feature on the existing street scene and its architectural quality as a pair of semi detached buildings is considered to contribute positively to the Highgate Conservation Area. Due to the size of the window to the front elevation, and the location of the windows to the side elevation, it is considered that the installation of UPVC windows to this property would not have a detrimental impact on the host property nor the wider conservation area.

Amenity

As the window openings are not proposed to get any bigger, it is not considered that the proposed application would have a detrimental impact on the amenity of the neighbouring properties not the occupiers of the building itself.

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613