

Delegated Report		Analysis sheet		Expiry Date:		20/09/2010	
		N/A		Consultation Expiry Date:		18/08/2010	
Officer				Application Numbers			
Jennifer Walsh				2010/3617/P 2010/3622/L			
Application Address				Drawing Numbers			
86 Fortess Road London NW5 2HJ				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Restoration and replacement of wooden windows on front (west) elevation at upper ground, first and second floor level of maisonette (Class C3).							
Recommendation:		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission 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:		A site notice was displayed from 28/07/2010-18/08/2010					
CAAC/Local groups comments:		N/A					
Site Description							
No.86 forms part of a symmetrical terrace of 26 houses in 4 blocks, linked by recessed entrance bays. They were built in the early 19 th century of yellow stock brick (with some later patching) with rusticated stucco ground floors. The application site is a grade II listed building, but is not located within a conservation area. The application relates to the maisonette which occupies the upper ground and upper floors of the property.							
Relevant History							
2010/0032/P: Replacement of 7 windows on the east and west elevations at ground, first and second floor levels of self contained flat (Class C3). WITHDRAWN 26/05/2010							
2010/1093/L: Restoration and replacement of 7 windows on the east and west elevations. WITHDRAWN 26/05/2010							

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for Occupiers and Neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B6 (Listed Buildings)

Camden Planning Guidance

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal

The application seeks planning permission and listed building consent to repair and replace windows on the front elevation of the existing upper ground, first, second and third floor maisonette. This application follows a previously withdrawn application, where advice denoted that some of the windows could be repaired (as opposed to replacing all windows), leading to the withdrawal of the application (see relevant history above).

The works proposed to each window are set out in the Design and Access Statement and in the Revised 'Cutting List Diagrams' sheet (dated 26.05.10). The elevation drawing submitted formed part of the previous discussions and as a result still has references to some windows which do not form part of this application. Namely, window ref.SS16 shown on the rear elevation does not form part of this application and window ref.SS15 on the drawing is referred to in the Cutting List Diagrams' sheet (dated 26.05.10) as X10. The elevation drawing is still relevant for cross reference purposes with the Revised 'Cutting List Diagrams' sheet (dated 26.05.10). Only those windows on the front elevation of the building form part of this application.

Assessment

The windows to be replaced in their entirety are the 2 pairs of French doors at first floor level and the 2 timber sash windows at second floor level. These are to be replaced with like-for-like replacements except for the existing 4mm glass which is to be replaced by 6mm Low E glass. The existing timber frames are considered to be in very poor condition and the amount of new timber necessary to repair them would result in new timber frames. Therefore replacement on a like-for-like basis is considered appropriate in design terms.

The two ground floor windows are to be repaired, draught proofed and the 4mm glazing is to be replaced with 6mm Low E glass. The bathroom timber casement window, ref.X10, is to be repaired and draught proofed.

The revised proposals follow a repair as opposed to replacement approach and no longer include proposals for double glazed units, which will ensure the appearance of the listed building and the wider terrace is not significantly harmed. The historic fabric to be replaced is considered to be beyond repair and the proposed replacement windows will be replaced on a like-for-like basis which will ensure the character and appearance of the host building and the wider terrace is not harmed.

Owing to the application involving the replacement or the repair of the existing windows, it is considered that the proposal would create no significant impact upon neighbouring light, privacy or outlook and is therefore considered to be appropriate in relation to amenity matters. Moreover, no further impacts of overlooking would occur upon the surrounding area when compared to the existing situation.

Recommendation: Grant Planning Permission and Listed Building Consent

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