

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 Fortress 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 existing wooden windows to a residential masionette (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 C19 of yellow stock brick (with some later patching) with rusticated stucco ground floors. The application site is a Listed Building, but is not located within a Conservation Area. The application relates to the masionette which occupies the 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 WITHDRAWN 26/05/2010							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 WITHDRAWN 26/05/2010							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

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 - Improving Camden's health and well-being

CS17 - Making Camden a safer place

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

Proposal

The application seeks planning permission and listed building consent to repair and replace the windows to the front elevation and rear elevation at the existing masonette. The original proposals for the replacement of all of the windows was discussed with Edward Farrell, C&UD, on site earlier this year when it was determined that some of the windows could be repaired, and therefore the previous application was withdrawn.

The current proposals seek the repair where possible and replacement where necessary of the timber windows on the front elevations of the property.

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 have 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 third 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 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 acceptable.

The 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 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, in accordance with policy B1, B3, and B6.

Due 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 acceptable. As such, no further impacts of overlooking would occur upon the surrounding area compared to the existing situation.

Recommendation: Grant Planning Permission and Listed Building Consent

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