

Delegated Report		Analysis sheet		Expiry Date:		12/05/2010	
		N/A / attached		Consultation Expiry Date:		13/04/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/0367/P			
Application Address				Drawing Numbers			
Flat 2 1 Parliament Hill, London, NW3 25Y				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of two existing timber sash front windows at second floor level with new PVC-u sash windows to existing flat (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	41	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		No site notice was displayed. 41 No. consultation letters were sent to neighbouring properties. No response was received.					
CAAC/Local groups comments:		The Heath & Hampstead Society objected on the following grounds: <ul style="list-style-type: none"> - P.V.C replacements for traditional timber sliding sash windows are totally unacceptable in Conservation Area. - The appearance and character of the windows would be radically changed for the worse. 					
Site Description							
The application site comprises of a three storey end terraced property, located on the northern side of Parliament Hill near its junction with South Hill Park. The building has been converted into self-contained flats. Whilst not listed, the property is identified as making a positive contribution to the South Hill Park Conservation Area in which it is located. The application relates to the second floor flat.							
Relevant History							
2007/4185/INVALID: Replacement of windows. Withdrawn 11/01/2008							

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation Areas
SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

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.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

The application entails the replacement of the existing timber sash windows on the front elevation with new double glazed PVC-u sash windows. No new window or door openings are proposed.

Design, Appearance:

UDP policy B1 'General design principles' states that development should respect its site and setting with consideration given to the quality and appropriateness of detailing and materials to be used. Policy B3 'Alterations and extensions' seeks to protect the architectural quality of the existing building or the surrounding area and requires that consideration should be given to the use of high quality materials that match or complement the existing materials. Policy B7 states that materials used in conservation areas should be of a high quality and should complement and enhance the conservation area.

The replacement windows will closely match the existing windows in terms of size and appearance. However, the proposed material (PVC-u) is out of keeping with the traditional materials within the context of both the host building and the wider conservation area. Camden Planning Guidance 2006 at paragraph 17.31 notes that *"Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like for like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes, detailing and the overall size of the window opening... Where timber is the traditional material, replacement timber frames are preferable to uPVC or aluminium frames"*

In addition, South Hill Park Conservation Area Statement notes under SHP7 on page 20 that *"In all cases, existing/original architectural features and detailing characteristics of the C.A should be retained and kept in good repair. Original detailing such as door/window pediments and finials, porches,...timber framed sash windows... add to the visual interest of the properties"* and under section SHP8 on page 20 that the *"traditional materials should be retained wherever possible and*

repaired only if necessary. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original natural materials should be chosen to closely match the original and the use of materials such as... and PVCu windows would not be acceptable." Given this context, the use of PVC-u material will therefore appear out of keeping with the building which display timber frames on the original front elevation. The material of the windows would therefore appear incongruous and have a detrimental impact on the appearance of the building and the character an appearance of the conservation area.

An informative will be added to the decision notice to inform the applicant that any future submission of a similar nature should include timber material or internal secondary glazing (which would not require planning permission). The timber material would be more likely to be considered favourably by the Council in any subsequent application at the site. Paragraph 19.31 of Camden Planning Guidance 2006 states *"Where double glazing is proposed for buildings in conservation areas... internal secondary glazing should be used and the original window should be left intact"*.

Amenity:

The proposal entails the replacement of the existing windows with PVC-u windows. No new window or door openings are proposed and it is therefore not considered that the replacement windows would have any detrimental impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook. It would therefore be consistent with the requirements of policy SD6.

Recommendation: Refuse Planning Permission.

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