

Delegated Report		Analysis sheet		Expiry Date:		02/04/2010	
		N/A / attached		Consultation Expiry Date:		9/3/2010	
Officer				Application Number(s)			
Hugh Miller				2009/5848/P			
Application Address				Drawing Numbers			
Flat B 30 Thurlow Road London NW3 5PH				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of timber framed windows to front and rear roof dormers, following removal of existing Crittall windows, to upper 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	05	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site Notice displayed 17/2/2010, expires 9/3/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fitzjohn's-Netherhall CAAC- no response received.					

Site Description

A pair of 4-storey semi-detached houses located on the north side of Thurlow Road, south of the junction with Eldon Grove. The building is converted into 4 self-contained flats. It is within the Fitzjohn's and Netherhall Conservation Area. The building is not listed.

Relevant History

There is long planning history associated to the building, specifically to the other self-contained flats.

September 1996 – PP – granted for Installation of three rooflights, ref. P9602591.

Relevant policies

RUDP 2006

SD6 –Amenity for occupiers and occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

Camden Planning Guidance: 2006

Section 41: 'Roofs and terraces'

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

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.

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

The proposal is for:

- ❑ Installation of timber framed windows to front and rear roof slope dormers following removal of existing Crittall windows, to upper flat (Class C3).

The main issues are the impact of the proposal on the appearance of the building and on the appearance of the conservation area.

Design

There is no objection in principle to the replacement of the Crittall-framed single glazed casement windows with timber double glazed ones. However, officers are concerned about the detailed design of the proposed replacement timber framed windows, particularly those located on the front elevation. The existing Crittall frames are of elegant narrow profiles and proportions, which are considered to be more sympathetic in appearance to the traditional sash windows on the lower elevation. However, it is considered that the proportions of the glazing bars and frames of the proposed timber casements should match more accurately the size and proportions of the existing windows on the lower fenestration. As proposed, especially with respect of the middle window pane, the framework appears very thick and clumsy and dominates the roofscape. Whilst the existing dormer windows are not in themselves visually imposing, it is considered that the proposed replacement timber framed windows would cumulatively harm the appearance of the host building and would not be sympathetic or in keeping with the appearance of the roofscape.

Whilst the proposed alteration are minor, it is considered that in the context of this building and in terms of long or short views on Thurlow Road, the overly large timber frames would cause material visual harm and be detrimental to the character and appearance of the building and the character and appearance of the Fitzjohn's / Netherhall C.A.

The proposed is not in compliance with RUDP policies B1, B3 and B7.

Neighbour amenity

The replacement windows would not raise any additional amenity issues and is satisfactory. The proposal accords with policy SD6.

Recommendation: Refuse planning permission.

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