

Delegated Report		Analysis sheet		Expiry Date:		30/03/2010	
				Consultation Expiry Date:		17/03/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/0717/P			
Application Address				Drawing Numbers			
Westmount 122 - 126 Fortune Green Road London NW6 1DN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Design surgery 02/03/2010			
Proposal(s)							
Replacement of existing aluminium windows with new white uPVC windows; and replacement of existing timber sash windows to conservatory with new white uPVC windows for a nursing home (Class C2).							
Recommendation(s):		Grant planning permission with conditions					
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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received to date.					
CAAC/Local groups comments:		No responses received to date.					

Site Description

A large four storey building on the east side of Fortune Green Road, opposite Hampstead cemetery. The building is in use as a residential care home. It does not fall within a conservation area.

Relevant History

18/06/1993 (9300488) Planning permission for the erection of a glazed conservatory at rear ground level incorporating an enclosed ramped corridor.

28/11/2000 (PWX0002768) Planning permission for the erection of a storey building in rear courtyard area of residential care home.

Relevant policies

Replacement UDP SD6 (amenity), B1 (design), B3 (alterations)

Camden Planning Guidance

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.

Assessment

As part of a programme of refurbishment proposed is the replacement of all existing aluminium framed windows to all floors front and rear with white uPVC double sealed top hung windows.

The shape and size would match existing windows with the exception that the windows would be top hung in place of the existing mid-hung windows.

Also proposed is the replacement of timber sash windows to a conservatory to the rear with new uPVC frames.

Discussion

The building, considered unsightly and uninspiring, is outside a conservation area. The window configuration would remain as existing but would be top hung rather than mid hung. It is considered that it would be difficult to argue harm to a building of this character and in this location. Overall there would be little change to appearance of the building, therefore no objection is raised.

The new windows should significantly reduce heat loss.

Recommend approval.

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