

Delegated Report		Analysis sheet		Expiry Date:		23/12/2009	
		N/A / attached		Consultation Expiry Date:		20/11/2009	
Officer				Application Number(s)			
Colin Butcher				2009/5031/P			
Application Address				Drawing Numbers			
1st Floor 8 Mansfield Road London NW3 2HN				See Decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing UPVC windows with sash timber windows to front elevation of first floor flat (Class C3).							
Recommendation(s):		Grant Planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		SN expired 20/11/2009 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Mansfield CAAC – support proposal.					

Site Description

The site is located on the north side of Mansfield Road and situated in the Mansfield Conservation Area, the property is not a listed building. The mid-terrace property consists of 3 storeys with a loft conversion, and sub-divided into flats. The application proposal relates to the 1st floor flat front windows.

Relevant History

07.07.98 – CLD granted for the use of the ground floor as a self-contained flat.
03.08.07 – Enforcement investigation opened with regard to installation of UPVC windows. Ref: EN07/0573.
03.11.08 – Planning permission refused for the retention of UPVC windows. Planning ref: 2008/3547/P
27.04.09 – Appeal start date, ref: APP/X520/A/09/210, on the above refused planning application.
20.07.09 – Above appeal dismissed.
29.10.09 – Planning application registered for the replacement of UPVC windows with wood sash windows.

Relevant policies

Camden's adopted Unitary Development Plan 2006.
SD6: Amenity for occupiers and neighbours.
B1: General design principles.
B3: Alterations and extensions.
B7: Conservation areas.
Camden Planning Guidance 2006. Paragraph 19.31 Windows, and 19.32 Materials.
Mansfield Conservation area appraisal draft document 2008 – Maintaining quality and historic details.

Assessment

Proposal.

The proposal replaces the current white UPVC windows installed in 2007 to the front elevation of the first floor flat, and reinstates the wood framed sash windows. The design of the replacement windows are of a similar design as the original frames, two frames, one top and one bottom with sash movement. The windows to the ground and second floor are timber framed sash windows of similar design and material as the proposed first floor windows.

Design:

The main issue is whether the proposed windows harm the host building, street scene and conservation area, by visual design or by the materials used. In this case by replicating the original windows the proposal preserves and enhances the character of the property and surrounding area, as stated in policy B7A of Camden's Unitary Development Plan. The new windows match the originals in terms of type, size, fenestration pattern and proportions, opening method, materials and finishes. This is in accordance with Camden Planning Guidance 2006, paragraph 19.31.

The windows have no impact on the amenity of neighbouring occupiers.

Recommendations:

Grant Planning permission.

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