

Delegated Report		Analysis sheet		Expiry Date:		16/02/2009	
		N/A		Consultation Expiry Date:		26/01/2009	
Officer				Application Number(s)			
Jennifer Walsh				2008/5326/P 2008/5438/L			
Application Address				Drawing Numbers			
45 Flask Walk London NW3 1HH				Please refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of 2nd floor upvc window in the front elevation and replacement with a timber framed window to match the original.							
Recommendation(s):		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	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 05/01/2009-26/01/2009 – No response has been received					
CAAC/Local groups comments:		Hampstead CAAC – no objection					
Site Description							
The application site is a Grade II listed house located on the west side of Flask Walk. The site forms one of a pair of terraced houses dating from the early 19 th Century. The site is located within the Hampstead Conservation Area.							
Relevant History							
No relevant history							

Relevant policies

Camden Unitary Development Plan (2006)

SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and Extensions
B6 Listed Buildings
B7 Conservation Areas

Camden Planning Guidance (2006)

Assessment

Proposal

The proposal seeks to reinstate a timber framed casement window at the front of the building, at second floor level. A replacement UPVC casement window was installed without consent, and following enforcement action, this application seeks to remove this and replace with a window to match that which was removed. Originally, this opening would have contained a sliding sash; however, evidence has been provided to demonstrate that a timber casement was in place at the time of listing. As such, it is not considered reasonable in this case to insist on a sash window being installed.

Design

The proposed casement is double glazed within a painted timber frame. The frames are considered to be of appropriate dimensions, and whilst the double glazing may result in some increase in reflectivity, this is not considered to further detract from the special interest of the building.

In order to ensure the satisfactory appearance of the window it is recommended that a condition be attached to any permission granted which ensures that the spacer strip between the panes is finished in a colour which matches the frames, rather than the usual metallic finish, which would appear incongruous.

It is considered that the proposal would enhance the character and appearance of the listed building and surrounding conservation area.

Amenity

The proposed replacement of the existing window would have no further impacts upon the residential amenity of the surrounding area than the existing window.

Conclusion

The proposed work is considered to be respectful to the character and appearance of the building, unobtrusive in the streetscene and sympathetic to the character and appearance of the conservation area. As such, the proposed works are considered to have appropriate regard for relevant policies of the London Borough of Camden UDP 2006 (SD6, B1, B3, B6 and B7) and Camden Planning Guidance.

Recommendation: **Grant Planning Permission and Listed Building Consent**

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