

Delegated Report		Analysis sheet		Expiry Date:		17/01/2007	
		N/A		Consultation Expiry Date:		22/12/2006	
Officer				Application Number(s)			
Cassie Plumridge				2006/5029/P			
Application Address				Drawing Numbers			
Upper Maisonette 57 Gayton Road London NW3 1TU				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of existing UPVC windows on front and rear elevation and rear door (first to third floor) with timber framed double glazed sash windows and door, and replacement of sliding doors at front third floor level with timber framed sliding doors all in connection with upper maisonette.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
Summary of consultation responses:		None.					
CAAC/Local groups comments:		<p>The Hampstead CAAC raised no objection to the application.</p> <p>The Heath and Hampstead Society welcomed the replacement of the UPVC with timber. However, they queried the replacement materials as they did not think it was clear from the submission that this would definitely be timber. It is confirmed that the application seeks to replace the existing UPVC windows and doors with timber windows and doors.</p>					
Site Description							
The subject site falls within the Hampstead Conservation Area and is a mid terrace building, located on the eastern side of Gayton Road. The property is divided into flats.							

Relevant History

None relevant to this application.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement Unitary Development Plan 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

Supplementary Planning Guidance 2002

- Section 2.7 - Alterations & Extensions

Hampstead Conservation Area Statement

Assessment

Proposal:

The application seeks planning permission for the replacement of all existing UPVC windows on the front and rear elevation and a rear door with new timber double glazed sash windows and door. It also seeks to replace sliding doors at front third floor level with timber framed sliding doors.

Discussion:

- While it is acknowledged that in some instances alterations can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately designed to improve the building and the surrounding street scene.
- The proposed choice of new materials will enhance the building, and improve the presentation of the building to the street scene and the wider conservation area. The removal of unsympathetic alterations, such as UPVC casings for openings, is encouraged and is a welcomed proposal. It is noted that the dimensions of the openings will not be altered as a result of the proposal.
- The works would not adversely impact on the adjacent properties, and thus is considered to be consistent with Policy SD6 of the revised UDP.
- The proposal works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the street scene, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, B1, B3 and B7).

Recommendation: Approve.

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