

Delegated Report		Analysis sheet		Expiry Date:		08/11/2006	
		N/A		Consultation Expiry Date:		16/10/2006	
Officer				Application Number(s)			
Paul Wood				2006/3859/P			
Application Address				Drawing Numbers			
89 - 91 West End Lane London NW6 4PY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of metal windows with double glazed aluminium framed windows at first, second and third floor level on front and side (north) elevations.							
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	02	No. of responses	00	No. of objections	00	
Summary of consultation responses:	A site notice was displayed from 25/09/2006 to 16/10/2006. No objections have been raised.						
CAAC/Local groups comments:	None consulted						
Site Description							
The site is a 5 storey residential hostel (Class C2) located on the western side of West End Lane within the Swiss Cottage Conservation Area.							
Relevant History							
2006/0908/P: Erection of a wire-mesh security fence on the southern boundary of residential housing block. <u>Granted</u>							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006							
S1/S2 – Sustainable development							
SD6 – Amenity for occupiers and neighbours							
SD9 – Resources and energy							
B1 – General design principles							
B3 – Alterations and extensions							
B7 – Conservation areas							
Supplementary Planning Guidance July 2002							
2.7 – Alterations and extensions							

Assessment

Proposal: The proposal involves the removal of 13 single glazed metal framed windows on the front elevation, 6 single glazed metal framed windows on the side elevation and the installation of aluminium framed double glazed windows within the existing opening.

Assessment: The key issues that need to be addressed in this application are the design of the alterations with regard to the building and the conservation area and whether the proposed development would adversely affect the amenity of adjoining residential dwellings.

The proposed windows have a similar glazing pattern to the existing windows and to the remaining windows on the building. Whilst the visual appearance would be marginally different because of the material, the overall appearance from the streetscene would result in a rejuvenated appearance with double glazed windows reflective of the age and character of the building. Overall, the proposed external changes to the front and side elevations are considered to be acceptable and will not compromise the character of the building or conservation area.

The installation of double glazing would also result in reduced energy consumption with improved levels of heat retention in rooms of the hostel.

There will be no change in the outlook or level of overlooking as a result of the altered windows.

Recommendation: Grant conditional permission.

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