

Delegated Report		Analysis sheet	Expiry Date:	04/07/2014
		N/A	Consultation Expiry Date:	05/06/2014
Officer			Application Number(s)	
Obote Hope			1. 2014/2133/P 2. 2013/2436/L	
Application Address			Drawing Numbers	
105 Frognal London NW3 6XR			Please see decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Replacement of 13 single glazed sash windows with double glazed units using 12mm sealed replica window frames and retention of window boxes to the front (north-east and east) elevation, which features a prominent canted 3 storey bay. 2. Replacement of 13 single glazed sash windows with double glazed units using 12mm sealed replica window frames and retention of window boxes to the front (north-east and east) elevation, which features a prominent canted 3 storey bay. (Class C3). 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Refuse planning permission 2. Refuse listed building consent 		
Application Type:		Householder Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	02	No. of objections	01
Summary of consultation responses:	Site notice displayed from 14/05/2014 until 04/06/2014 Press notice displayed from 15/05/2014 until 04/06/2014 No comment received					
CAAC/Local groups comments:	<p>Hampstead CAAC comments are as follows;</p> <ul style="list-style-type: none"> • The windows should be compliant with DP 2.15 that requires sensitive replacements • Heritage double glazing of 6-7mm would be more appropriate than the 12mm material shown • Ensure there is no temptation to install simple panes to each sash on glazing bar • Ensure there is no similar glass in the existing sashes which could be loss if replaced <p>English Heritage on the proposed replacement of single glazed sashes with slender double glazed units at 105 Frogna are as follows;</p> <p>The supporting Heritage Statement incorrectly identifies the building as being Grade II listed. The building is in fact Grade II* listed as part of a group with nos. 105-111 (odd nos. only, our ref: 1113081). The boundary wall is Grade II listed which may have caused the confusion.</p> <ul style="list-style-type: none"> • Replacing single glazed sash windows with double glazed units is often very contentious due to the loss of historic fabric. • The replacement glazing, although slender with matching glazing bars, could have an adverse visual impact due to its reflective properties. • The work would involve the loss of all glass and glazing bars • windows should be retained and repaired where possible, with like-for-like replacements where the existing windows are beyond repair 					

Site Description

Frogna! winds uphill northwards, gently twisting until it reaches the back of Mount Vernon. The properties are diverse in scale and character, ranging from modest 18th century houses to the 20th century. Descending on the west side, set back from the road, is Nos.105-111, a block formed by a house and stable block by Henry Flitcroft (1745 - listed grade II*).

This building, originally a large house with a stable block, now 4 semi-detached houses, dates to 1745.

Relevant History

7919 - The construction of a new service road in the grounds of 'Frogna! Grove', Nos. 105-115, Frogna!, Hampstead. Approved on 21/08/1954

13208 - The conversion of Frogna! Grove" Nos.105, 107 and 115, Frogna!, Hampstead (to be known as "Montague House"), into four dwelling houses and the development of the garden by the erection of five dwelling houses. Approved 15/01/1954

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 (Design) 2013 - Sections 1-3

CPG 6 (Amenity) 2011

Hampstead Conservation Area Appraisal and Management Strategy 2001 pages 43, 51, 60-61 and 64.

London Plan 2011

NPPF 2012 – in particular chapter 12 and paragraph 134

Assessment

1.0 105 Frogna1 is a prominent property that consists of clad facing brickwork with vertically sliding sash windows. It is sited on the west side of Frogna1, and lies within Hampstead Conservation area. The proposed windows for replacement are on the front (north-east and east) elevation. The building is a Grade II * Listed property.

1.1 Proposal

1.2 Permission is sought for replacement of the existing thirteen single glazed sash windows with double glazed units using 12mm sealed replica window frames and retention of window boxes to the front (north-east and east) elevation, which features a prominent canted 3 storey bay.

2.0 Design

- 2.1 The proposals is for the replacement double glazing that would be in 4+4+4 slim double glazed units in replacement hardwood sashes with a matching glazing bar sub-division and with a painted white finish to match the existing finish. Significantly the existing box frames would be retained and the new sashes would be fabricated to fit the existing.
- 2.2 In conservation terms we consider the proposal to replace the existing windows on the proposed should be resisted. The effect would result in loss of historic fabric as these windows are part of the special historic and architectural interest of the listed building contrary to planning policy DP25 and CS14 of the LDF. The windows appear to be in a reasonable condition. Therefore, we would recommend that, for those that are in need of attention should be repaired as necessary, or if beyond repair should be replaced on a like for like basis, matching the original in materials, detail design, profile and finish.
- 2.3 The applicant may consider weatherstripping and draughtproofing which are visually innocuous as well as being thermally efficient and cost effective. Secondary glazing in a removable inner frame may be another acceptable option for some windows provided they do not compromise panelled window reveals or other internal details.
- 2.4 The historic fabric contributes the authenticity of a building being one of special historic or architectural interest and its unjustified loss therefore causes harm. On page 61 of the Hampstead Conservation Area Appraisal and Management Strategy states that "The appearance of all buildings of architectural or historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials".
- 2.5 This frontage also makes a very positive contribution to the character of Hampstead Conservation Area and the replacement glazing, although slender with matching glazing bars, would have an adverse visual impact due to its reflective properties. The work would involve the loss of all glass and glazing bars, which we understand to be of historic value. Finally the replacement could set a precedent for further slim line double glazing among the neighbouring listed buildings on Frogna1.
- 2.5 It is recognised that the aim of the proposal is to enhance the building's thermal insulation. However, achieving enhanced energy efficiency should not harm the building's special interest. No alternative energy-saving measures appear to have been explored as part of this application and it is considered that the installation of double glazing within only one flat would not contribute significantly to the building's energy efficiency, to a degree which outweighs the harm to the special interest of the building.
- 2.6 The National Planning Policy Framework (NPPF) makes clear that development is not considered to be sustainable unless the policies within the NPPF "taken as a whole" are met. (par. 6). The proposal does not accord with the policies in section 12 which seek to conserve and enhance the historic environment, and therefore the proposal is not considered to represent sustainable development, in line with the NPPF. Furthermore, In terms of national policy, we consider that this proposal would cause some harm to the significance of the Grade II* listed building, and in our view this harm has not been offset by any public benefits (Paragraph 134 of the National Planning Policy Framework).

3.0 Amenity

The proposal would not give rise to any adverse impact on neighbouring properties.

3.1 Recommendation

1.0 Refuse planning Consent

2.0 Refuse Listed Building Consent