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|--|----------------------------|--|-------------------------------------|----------------------------------|--------------|-------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 15/09/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 14/08/2014 | |
| Officer | | | | Application Number(s) | | | |
| Obote Hope | | | | 2014/4051/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 18 Charlton Court 75 Brecknock Road London N7 0BU | | | | Refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Replacement of all existing windows with UPVC windows and front door with wooden door (retrospective) and replacement of existing wood front door with wood, metal and glass door. | | | | | | | |
| Recommendation(s): | | Grant permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 56 | No. of responses | 04 | No. of objections | 00 |
| Summary of consultation responses: | | <p>No site nor press notice was displayed Letters were sent to adjoining neighbours on 24/07/2014, two and a comment were received, they are as follows:</p> <p>2 x comments are received from Number 46 Charlton Court, 75 Brecknock Road in support of the application the comments are as follows;</p> <ul style="list-style-type: none"> Fully support the application as the retrospective consent are consistent with similar properties within the block The UPVC windows are an improvement with the existing wooden windows that are in poor state of disrepair <p>38 Penderyn Way comments are as follows;</p> <ul style="list-style-type: none"> The block of flats shows high quality design and is recognized by architectural historian It is important that any alterations to windows anywhere in Charlton Court are not made on an individual basis. People who live here may very reasonably want double glazing, for reasons of insulation and sound reduction from a busy road, but this is something for Camden's housing team to consider, with appropriate input from conservation and design The thick white PVC windows that have already been installed are not appropriate for a building of this design quality, and although the application is described as for a dwelling house, the building is clearly part of larger whole, for which a group plan for double glazing is needed. <p>Officers Comments: There are already a mixture of windows within the block of flats some are timber framed, aluminium and UPVC windows; therefore, there is no consistency with in the design of the windows. The block of flats on the opposite side of the street have installed double glazed windows throughout at all elevations.</p> <p>The proposed site is back from the public footpath , the site itself is not located</p> | | | | | |

within a conservation area and the retrospective UPVC windows are all located with the recessed walls at ground floor level, would be unreasonable based on the discussion above to refused and enforce the proposed windows on this occasion.

Local groups comments: N/A.

Site Description

The application site is located on the west side of Brecknock Road, to the north of Hilldrop Crescent. The property is a substantial four storey purposely built block of maisonettes.

The host building is set back from the highway with porches at first and second floor levels that limit the at first and second floor levels. The site is not located within a conservation area.

Relevant History

No site history

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving heritage

Development Policy

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 (design)

CPG 6 (amenity)

Assessment

Proposal

Retrospective consent is being sought to retain the 1 X double glazed UPVC window and the installation of a new timber door at ground level, retain the 2 x UPVC windows at first floor level to the front elevation level, the existing 2 x double glazed windows at first floor level to be retain and the fully glazed windows and doors to the rear elevation at ground floor level.

- 1) The main planning considerations relates to the impact of the proposal on the character and appearance of the host building and the wider area.
- 2) And the impact of the proposal with neighbouring amenities.

Design, appearance and conservation

The Council's design policies are aimed at achieving the highest standard of design in all development, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

There will be a total of three windows being retained to the front elevation and it's proposed to replace the existing timber door to match existing, there are 2 x UPVC windows being retained at first floor level and the existing fully glazed doors and windows at ground floor level.

To the front elevation is of a recess design and located approximately 14.1m from the public highway, there is an existing footpath that splits the application site due to garden along the existing public footpath. The windows would not be overly dominant due to the recess design and the distance between the host building along the front elevation, and as such, would not be widely visible from the public highway. The existing windows installed on the block of flats of the opposite building on the east elevation are predominantly UPVC double glazed windows at all elevation. The windows on all elevation of the host building are of various design

and painted in brown and white and it's considered that the windows would blend into its existing surroundings particularly as there is also a vary of material used in the design of the windows of the host building .i.e. timber, UPVC and aluminium framed windows. Therefore, there are no consistencies in the colour or material used in the design of the windows. It is considered that the proposed windows and door to the front and rear elevation at ground and first floor level would be acceptable. There would be no objection to the proposed timber door at ground floor level nor the full glazed windows and door to the rear at ground and first floor level.

Amenities

The proposed windows to the front elevation and the doors to the rear are already established, Therefore, the proposal would not contribute to any undue issues of privacy, outlook or overlooking.

Recommendation:

Grant Planning Permission.