

Delegated Report		Analysis sheet		Expiry Date:		25/08/2014	
		N/A		Consultation Expiry Date:		31/07/2014	
Officer				Application Number(s)			
Katrine Dean				2014/3809/P			
Application Address				Drawing Numbers			
Gospel Oak Methodist Church Agincourt Road London NW3 2NT				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replace single with double glazed aluminium windows to front, flank and rear of the building							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notices were displayed on 04/07/2014 and an advertisement placed in the local press on 10/07/2014.					
Mansfield CAAC		No response					

Site Description

The application site is located on Agincourt Road within Mansfield Conservation Area and relates to the 1970's Gospel Oak Methodist Church. The building has vertical screens which extend from ground level to ceiling height on the side and the rear elevations and a long horizontal clerestory screen in the rear wall, which is not visible from any public vantages. The window frames are Crittal metal painted white.

Relevant History

None relevant.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Camden Planning Guidance (CPG): 2013

1 – Design

Mansfield Conservation Area Statement

Assessment

Proposal

This proposal seeks planning permission to change the vertical and horizontal screens from single glazed Crittal frames to double glazed aluminium frames. The fenestration of the windows would remain unchanged.

Design

There would be little visual impact of the proposal on the Church building. The aluminium frames would enhance rather than detract from the building which would appear upgraded, which would have a positive impact on the Conservation Area. As this is not a traditional building, there is no merit in insisting on replacing the windows with Crittal frames. The proposed increase in glazing thickness is also satisfactory in this instance. It is therefore considered that the proposal complies with the general advice on window replacement in CPG1 and Mansfield Conservation Area Statement.

There would be no impact on amenity as a result of the proposal. These issues are therefore not assessed.

Recommendation

Having given consideration to the above assessment it is considered that the proposal complies with the policies and the guidance of the Council and is therefore recommended for approval.