

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/08/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/4216/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ground Floor Flat 66 Aberdare Gardens London NW6 3QD							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Replacement of 3 x timber framed windows above the sliding patio door with windows to match existing, replacement of existing 3 x aluminium sliding doors with double doors at the rear elevation and the replacement of existing 3 x windows to the side elevation with new timber framed windows.							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>16</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	Site notice displayed on 09/07/2014 and expired on 31/07/2014 Press notice displayed on 10/07/2014 and expired on 31/07/2014 No comment received						
<b>Local groups comments:</b>	None received.						
<b>Site Description</b>							
Semi-detached residential property subdivided into three flats, one per floor. Within the Swiss Cottage conservation area.							
<b>Relevant History</b>							
<b>2006/3806/P</b> PP granted <b>09/10/2006</b> for Alterations to side (north-east) elevation involving the bricking up of one window and the formation of a new window to a bathroom at first floor level.							
<b>2014/1947/P</b> PP refused <b>27/05/2014</b> for Replacement of existing timber windows with PVCu windows, and aluminium sliding door with PVCu sliding door on rear and side elevation.							
<b>8700218</b> PP granted <b>9/7/87</b> for the construction of recessed balcony within rear second floor mansard roof for Flat 3.							
<b>TP.57328/17124</b> granted <b>13/01/1995</b> for the conversion of the No.66, Aberdare Gardens, Hampstead, into three self-contained flats.							
<b>Relevant policies</b>							
NPPF 2012 The London Plan 2011 LDF Core Strategy and Development Policies 2010							
<b>Core Strategy</b> CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving heritage							

## **Development Policy**

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

## **Camden Planning Guidance 2013**

CPG 1 (design) Para 4.7

CPG 6 (amenity)

**South Hampstead Conservation area character appraisal and management strategy 2011** Para 6.7

## **Assessment**

### **Proposal**

Planning permission is sought to replace the existing 3 x white painted clear timber windows on the rear elevation above the existing 3 x aluminium sliding patio doors with new timber framed windows, the installation of new double aluminium sliding doors, following the replacement of the existing 3 x sliding doors and the replacement of the 3 x timber windows to the side elevation with 3 x timber with frosted glass panels.

- 1) The main planning considerations relates to the impact of the proposal on the character and appearance of the host building and the wider conservation 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 replaced to the to the rear elevation, the existing 3 x sliding doors and the three side windows all at ground floor level. The windows would be the same in terms of the design. Therefore, the proposed windows and would be a "like for like" replacement that matches the existing .i.e. timber framed with sliding sash and the opening size would not change. Furthermore, there would be no enhanced visual impact on the host building in terms of the bulk. And as such, the proposed windows would preserve and enhance the building and meet the guidance as stipulated in the conservation area statement.

The proposed 3 x sliding doors to the rear elevation would be of the same height (1.0) and width (1.5m) that matches the existing door opening to be replaced with 2 x aluminium framed doors. Therefore the proposed doors would be acceptable in design.

Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

CPG1 Para 4.7 'Good practice principles for external alterations' states that alterations should always take into account the character and design of the property and its surroundings. In the individual circumstances of this site which is a positive contributor to the conservation area, it is recommended that the approach of closely matching materials and design details is more appropriate approach to ensure the scheme blends with the whole (p24). Similarly, CPG1 para 4.10 'General principles' refers to, amongst other matters, respecting and preserving the original design and proportions of the building, including its architectural period and style, respecting and preserving existing features, all of which is considered important for a positive contributor in a conservation area (p27). In addition that materials should be sympathetic to the existing building wherever possible (para 4.11, CPG1) of which the proposed windows and doors accords to.

The subject property is identified as a positive contributor in the South Hampstead CAS and therefore development proposals should seek to preserve and enhance the character and appearance of the conservation area.

character of Aberdare Gardens:

*“Aberdare Gardens in the south, 3 and 4 storey properties are elaborately composed to include a range of fashionable late 19th century forms and details.” [p16].* The CA Statement acknowledges the use of unsuitable materials in the conservation area, Paragraph 7.21 that argued *that inadequately considered design, cheap materials, and ‘off the peg’ details (e.g. windows, doors) will fail to make a successful infill building which preserves or enhances the character and appearance of the conservation area.*

The CAS also states that:

In respect of issues for the South Hampstead Conservation Area:

*“The appearance of all buildings of 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. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork: [p44]*

....

***In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair... [p44]***

### **Amenities**

The proposed windows and doors to the rear elevation are already established, the proposed windows to the flank/side elevation would be designed to have frosted panels. Therefore, the proposal would not contribute to any undue issues of privacy, outlook or overlooking.

### **Conclusion**

The proposed windows and doors would be designed to match the aesthetics of the host building in terms of the design and opening to the side and rear elevation. The windows would not harm the character of the existing building nor have a negative impact on the conservation area. Therefore, the proposed works would be in accordance with CS14, DP24 and Camden Planning Guidance 1 (design).

### **Recommendation:**

Grant Planning Permission.