

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	25/07/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	26/06/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Katrine Dean			2014/3185/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 46 Romney Court Haverstock Hill London NW3 4RX				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of rear timber single glazed window with timber framed double glazed window.				
<b>Recommendation(s):</b>		Grant subject to Conditions		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>42</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>02</b>		
<b>Summary of consultation responses:</b>	<ul style="list-style-type: none"> <li>• The planning application states that the proposed windows are timber, but the drawings state that they are to be aluminium;</li> <li>• There is no need to rip out the entire windows frame and should be repaired or the damaged part replaced, rather than replacing the entire frames;</li> <li>• The building is six storeys high and not five; and</li> <li>• The description of the proposal is incorrect.</li> </ul>					
<b>Officer Comments:</b>	<ul style="list-style-type: none"> <li>• Amended drawings have been received showing timber, rather than aluminium frames as proposed;</li> <li>• Although window repair is preferable to window replacement, the proposal to replace is acceptable in this instance because it relates to a building of relatively low architectural value and not, for example, an original sash window;</li> <li>• Amended drawings have been submitted correcting the inaccuracy; and</li> <li>• The description of the proposal has been rectified.</li> </ul>					
<b>Belsize CAAC</b>	<ul style="list-style-type: none"> <li>• Raise no objections, provided that the frames are made of timber and match the existing in dimensions and configuration of glazing bars.</li> </ul>					
<b>Officer Comments:</b>	<ul style="list-style-type: none"> <li>• Amended drawings have been received which propose timber, rather than aluminium frames.</li> <li>• The window fenestration matches that of the windows on the sixth floor.</li> </ul>					

## Site Description

The application site is located on Haverstock Hill in Belsize Park Conservation Area. The works relate to a flat roofed six storey flatted building, which is finished in timber cladding and facing brick. The building is of a post-modern design. The windows within the building are timber framed and painted brown.

## Relevant History

No relevant site history.

## 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)

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

### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

### Belsize Park Conservation Area Statement (2002)

## Assessment

### Proposal

It is proposed to replace the existing timber framed single glazed window with a double glazed window, which would also be timber framed. The window fenestration of the proposed frames would match that of the windows on the sixth floor of the building at the rear. The proposed windows would be horizontally sliding.

### Design

The proposed double glazed frames, although not exact replicas of the existing single glazed ones in terms of fenestration, would match the glazing patterns of the windows on the sixth floor. This is acceptable and in general compliance with the advice in CPG1. Appropriate window replacement materials are proposed and therefore the proposal complies with the Belsize Park Conservation Area Statement.

### Amenity

The proposed replacement windows would not impact on residential amenity.

### Recommendation

Having given consideration to the above assessment, it is considered that the proposal complies with the policies and guidance of the Council and should therefore be granted subject to conditions.