

Members' Briefing Report		Analysis sheet		Expiry Date:		04/07/2014	
		N/A		Consultation Expiry Date:		05/06/2014	
Officer				Application Number(s)			
Katrine Dean				2014/3014/P			
Application Address				Drawing Numbers			
Wellside Well Walk London NW3 1BT				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Installation of replacement double glazed windows at ground and first floor levels.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		N/A					
Hampstead CAAC		The advisory committee have submitted a cautionary note suggesting exploring the possibility of using thinner glazing and advising that glued on vertical and horizontal glazing bars should not be installed.					
Officer Comments		The thickness of the glazing is considered to be acceptable and in compliance with the necessary building regulations.					

Site Description

The application site is a large three storey period mansion, Wellside, which has been divided into two flats; Wellside on ground and first floor and Upper Wellside on the top floor. The building is a positive contributor to the Hampstead Conservation Area and is located in a prominent position on the corner of Well Walk and the entrance to Gainsburgh Gardens. The windows at the property are vertically sash and case. The building was undergoing construction works at the time of the site visit and was surrounded in scaffolding.

Relevant History

2014/3010/P - Replacement of existing dormer with new enlarged dormer and installation of rooflight. Granted 23/06/2014.

2013/8100/P - Installation of 2x new windows, 4x new double doors and terrace at ground floor level, 4x roof lights, replacement of boundary fence and associated alterations. Granted 25/02/2014.

2010/1197/P - Installation of one rooflight to southern roof slope of upper floor maisonette (Class C3). Granted 22/04/2010.

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)

Camden Planning Guidance 2011

CPG1 (Design)

Hampstead Conservation Area Statement (adopted on the 11th of July 2011)

Assessment

1. Proposal

1.1 It is proposed to replace the existing single glazed timber sash and case windows, which are painted white, with double glazed windows. All of the windows belonging to Wellside, on the ground and first floor, would be replaced. The proposed new windows would be the same as the existing with vertical and horizontal bars separating panes of glass, as is the case at present. The only change would be the increase in glazing thickness. The applicant has provided a statement explaining that window repair was not possible in this instance due to water damage to the frames and that the glazing thickness has to comply with the current building regulations.

1.2 Amended sectional drawings, clearly indicating that vertical and horizontal bars would be inserted in between the panes of glass of the top sash, have been submitted by the applicant.

1.3 The proposal would not introduce any issues with residential amenity and therefore this has not been assessed in this proposal.

2. Design

2.1 The windows would be replaced on an almost 'like for like' basis, apart from the increase in glazing thickness to 24mm. The replacement windows, by virtue of their limited depth and form, would not be readily perceivable as double glazing and would not therefore represent a visual variance between those proposed and those remaining on the main building. This complies with the advice on windows set out in CPG1 and also the Hampstead Conservation Area Statement which states that windows should be replaced with suitable copies. In terms of design the proposal is considered to be acceptable.

3. Recommendations

- 3.1 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 approved.

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th August. For further information please go to www.camden.gov.uk and search for 'members briefing'