

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	11/08/2014
		N/A / attached		<b>Consultation Expiry Date:</b>	17/17/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2014/3165/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Andover House 9A Eton Avenue London NW3 3EL			Refer to draft decision notice		
<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 all timber windows with UPVC windows on front, rear and side elevations.					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<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>35</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Press notice published from 25/06/2014 to 16/07/2014.  Site notice displayed from 26/06/2014 to 17/07/2014.</p> <ul style="list-style-type: none"> <li>• Objects due to the loss of the timber windows being replaced by PVCu</li> <li>• The existing windows are in good condition</li> </ul> <p>Comment received from 6 Andover House</p> <ul style="list-style-type: none"> <li>• Present the windows are in poor state of repair and would be in favour of replacement with UPVC</li> </ul> <p>Flat 7 Andover House</p> <ul style="list-style-type: none"> <li>• I support the application as this would improve the condition and appearance of the property</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	No comment received at the time of the report.					

## Site Description

The application site is a detached 5 storey mansion block of flats in the Belsize Conservation Area. The conservation area statement (CAS) adopted April 2003 identifies the property as making a positive contribution.

These houses are predominantly of Queen Anne style, but with groups of buildings showing some Arts and Crafts influences with a variety of domestic revival influences. The properties in this area are notable for their varied styles and elevational treatment. There is however consistency of materials used in their construction, these are generally, red brick with red clay tiled roofs being a recurrent theme.

## Relevant History

**2013/5718/P**- Enlargement and linking of two existing terraces to create one terrace and associated alteration to glazing and door access to rear elevation at roof level all in relation to an existing residential flat (Class C3). Granted, **19/12/2013**.

**2013/4713/P** - Replacement of window with door at raised ground floor level to create an additional front entrance to residential units (Class C3). Refused **26.09.2013** for the following reason: The proposal would result in the loss of an original window consistent with the character of the host building. Its replacement would be with a second door which is uncharacteristic of the property and street. For these reasons the proposal would harm the character and appearance of the host building, street scene and conservation area.

**2013/4709/P** - Conversion at first, second and third floor levels from 1 x 2 bedroom and 1 x 3 bedroom apartments, to maisonette (Class C3). Granted **30.09.2013**

**9300994** - The erection of a rear roof extension, side dormer alterations to windows and new external stairs. Approved **20.01.1994**

**9360114** - The demolition of the side bay at ground floor level. Granted **06.01.1994**

**9460153** - The demolition of an existing chimney. **Granted 11.11.1994**

## Relevant policies

### NPPF 2012

### The London Plan 2011

### LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

### Development Policies 2010

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) - Sections 1-3

CPG 6 (Amenity)

### Belsize Conservation Area Statement (Apr 2003) Page 39 and 43

## Assessment

1. Planning permission is sought to replace the existing sash windows on the front, side and rear elevation of the building with UPVC double glazed windows. The proposed windows are of a similar design with thicker frames.
2. The main planning considerations relate to the impact of the proposal on the character and appearance of the host building and the Belsize Park Conservation Area.
3. LDF Policy DP24 states that the Council will require all developments to be of the highest standard of design and will expect developments to consider the quality of the materials to be used. In doing so, proposals must preserve and enhance the character and appearance of the Borough's heritage assets and their settings.

4. Meanwhile Camden Planning Guidance (2013) states 'Where timber is the traditional window material, replacements should also be in timber frames. UPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade'. Furthermore, the Belsize Park Conservation Area states, *'where replacement is the only possible option, materials should be chosen to closely match the original. Generally by using matching material with the original (or as similar as possible). Therefore, natural materials will be required, and the use of materials such as PVCu windows would not be acceptable'*.
5. The Belsize Park Conservation Area Appraisal elaborates further *'Original detailing such as timber framed sash window and doors, where retained would add to the visual interest of the properties. Where removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary'*. Furthermore, the conservation area appraisal stipulates that; the majority of applications for planning permission within the Belsize Conservation Area involves minor alterations can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. The most noticeable changes within the area often result from one or more of the following This includes the use of inappropriately scaled and detailed modern doors and window frames, in unsuitable materials.
6. The existing windows seems to be the original windows that are characteristic of the Belsize Park Conservation Area, policy DP25 establishes that alterations within conservation areas should preserve and enhance the character and appearance. Therefore, the proposed new upvc windows would have a contemporary appearance and would appear insensitive and out of keeping with the otherwise refined character of the host building. Therefore, these windows do not comply with current conservation policy and should not be taken as a valid precedent.
7. In terms of design, the proposed windows would fail to integrate well with the arched openings at first floor level. It is believed that the original windows would have followed the arched form of the openings and therefore the design of the proposed windows also fails to enhance the character of the building and the conservation area.
8. It is acknowledged that the proposed windows would improve the energy efficiency of the building. However, whilst there is a general presumption in favour sustainable development in the LDF which is reinforced by the NPPF, appropriate design and materials are imperative to ensure no significant harm is caused to the character and appearance of the host building, and in this instance, the inappropriate design and the visual appearance of the proposed new windows would harm the refined character of the building, contrary to policies DP24, DP25 and Camden Planning Guidance 2013.
9. It's considered that these differences would be obvious as the proposal seeks to replace the windows and door to all elevations. Given that the UPVC windows weather differently this would have different finish and manufacturing technique, and although the window and door is designed to completely match the existing timber framed windows in size and detailing, it is considered that the proposed changes would appear out of context with the host building in terms of its age and character detracting from any sense of cohesion and would have a detrimental impact within the wider conservation.

**10. Recommendation:**

Refuse Planning Permission.