

Delegated Report		Analysis sheet		Expiry Date:		18/08/2014	
		N/A		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3982/P			
Application Address				Drawing Numbers			
65 New End London NW3 1HY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of rear timber sash windows and one front casement window with double glazed windows.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Six neighbours were notified of the proposal by post. A site notice was erected on 25/06/2014 and the application was advertised in Ham & High on 26/06/2014. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC- no response received.					

Site Description

The subject property is located on the east side of New End road and comprises a three storey terraced property and is a single dwelling house. The property is not listed but falls within the Hampstead Conservation Area and has an Article 4 Direction applying to the site, removing Permitted Development Rights.

Relevant History

2014/2584/P- Replacement of 4 timber sash front windows with timber frame double glazed units. Granted, 29/05/2014.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP22 (Promoting Sustainable Design and Construction)

DP23 (Water)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Hampstead Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal

Planning permission is sought to replace three timber sash windows and one front casement window in the rear elevation of the property. The new windows will be timber framed and double glazed; the existing windows are timber framed, single glazed. The proposed windows will match the existing in terms of size, opening style and number of windows panes.

Assessment

The proposed windows match the host building in terms of design being of the same size and materials as the original windows, with the only change being the double glazing which is considered acceptable and unnoticeable. There are no concerns in terms of design or impact on amenity as the windows are replacement of existing.

Recommendation

Grant planning permission.