

Delegated Report		Analysis sheet		Expiry Date:		07/11/2014	
		N/A / attached		Consultation Expiry Date:		16/10/2014	
Officer				Application Number(s)			
Peter Higginbottom				2014/5690/P			
Application Address				Drawing Numbers			
Springfield Court 41 Eton Avenue London NW3 3ER				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of all windows and doors on all elevations with double glazed aluminium windows and doors, including replacement of front entrance doors with timber doors and laminated glazing.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters were sent to 30 neighbouring properties, a press notice was published and notice erected on site. The consultation period expired on 16 th October 2014. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC – No response					

Site Description

The subject site is situated on the southern side of Eton Avenue and comprises a four storey purpose built block containing 32 self-contained flats.

The site is situated in the Belsize Park Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

London Plan 2011

Camden Planning Guidance

CPG1 Design

Belsize Park Conservation Area Appraisal and Management Strategy

National Planning Policy Framework (2012)

Assessment

The proposed development comprises the replacement of all external windows and doors with double glazed aluminium windows and doors. The windows and doors will be finished in a white shade (RAL colour 9910 Matt to match the existing. The main entrance front door will also be replaced with a timber door painted dark green/grey with laminated glazing.

Policies DP24 and DP25 seek to secure high quality design while developments in conservation areas will be required to preserve and enhance the character and appearance of the area. The proposed replacement windows and doors will be similar in appearance to the existing windows and are therefore considered to be acceptable.

Recommendation: Grant permission