

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		25/09/2014	
		N/A		Consultation Expiry Date:		22/08/2014	
Officer				Application Number(s)			
Sam Watts				2014/4371/P			
Application Address				Drawing Numbers			
7 & 8 Tudor Close London NW3 4AB				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of like for like single glazed Crittall windows with double glazed windows in Flats 7 and 8.							
Recommendation(s):		Grant conditional permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	50	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 31/07/2014 – 21/08/2014. Site Notice displayed from 01/08/2014 – 22/08/2014. Neighbour at 12a has stated they support the proposal.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC originally objected based on lack of information. The additional information was provided and the CAAC then stated that for a replica glazing system all beading should be on one face. They did not believe that what was currently proposed was the best solution. Officers Response: Windows which were exactly the same were approved at number 2 Tudor Close last year under reference number 2013/2469/P.					

Site Description

The application site is a three storey building with basement terrace property on the south side of Belsize Avenue and east of Hillfield Court.

The site is not listed, but is within the Belsize Conservation Area. The building is not noted as being a positive contributor.

Relevant History

None.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

CPG 1 (Design) 2013

CPG 6 (Amenity) 2011

Belsize Conservation Area Statement (2002)

Assessment

1.0 Proposal:

1.1 The proposal is for the replacement of all ground floor windows in flats 7 & 8 to be replaced with double glazed crittal windows.

1.2 **Amendments:** The original windows proposed were not seen to preserve and enhance the character and appearance of the conservation area, contrary to CPG1 and policies DP24 and 25. The proposed windows have now been amended so they are the same as what was granted at number 2 Tudor Close under reference number 2013/2469/P.

2.0 Design:

2.1 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.

2.2 Camden Planning Guidance advises that where it is necessary to replace windows that are original or like in the style of originals they should be replaced like with like to preserve the character of the property and surrounding area, the proposed windows would be in accordance to development policy DP24, DP25 and Camden Planning Guidance 2011.

2.3 The only difference would be the windows would be going from single glazed to double glazed and the size, materials and appearance would all remain the same.

3.0 Amenity:

3.1 There would be no detrimental impact on the amenity of any neighbouring properties following the installation of the windows. The proposal is therefore in compliance in CPG6.

Recommendation: Grant planning permission