

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/10/2014	
		N/A		<b>Consultation Expiry Date:</b>		02/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/5221/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
68 Belsize Park London NW3 4EH				See 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 single glazed windows with timber double glazed windows and replacement of ground floor front bay windows with symmetrical casement windows rather than the asymmetrical existing design.							
<b>Recommendation(s):</b>		Grant conditional permission.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	22	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Neighbours at 67 Belsize Park have objected to wooden windows being replaced with UPVC windows.  Officers Response: The new windows will now be double glazed timber frames					
<b>CAAC/Local groups* comments:</b> *Please Specify		Belsize CAAC have stated the replacement windows must be timber framed.  Officers Response: The new windows are now double glazed timber frames.					

## Site Description

The site is located on the northeastern side of Belsize Park Gardens and falls within Belsize Park Conservation area and is noted as a positive contributor according to the Belsize Conservation Area Statement. The site is also within the Belsize Article 4 area.

## Relevant History

**2004/5159/P** - The conversion of the loft space into a self-contained flat involving the erection of 2 x front dormers, 1 x rear dormer with inset terrace and the insertion of 3 x rooflights – **Granted subject to a S106 legal agreement 07/04/2005**

**2008/1584/P** - Replacement of first floor front casement windows (in the bay) with sash windows, replacement of rear first floor sash window with French doors and fixed sidelights, and the erections of railings to rear first floor flat roof to allow use as a balcony, all in connection with existing first floor flat. – **Granted 30/05/2008**

**2008/1585/P** - Replacement of first floor window with French doors and installation of railings to parapet of portico at first floor level, both on front elevation, in connection with use of flat roof as a balcony. – **Refused 23/05/2008**

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

### Camden Planning Guidance

CPG1 Design (2013)

CPG 6 Amenity (2011)

**NPPF (2012)**

**London Plan (2011)**

**Belsize Conservation Area Statement (2003)**

## Assessment

### Proposal & background:

The applicant has proposed the following works: Permission is sought for the replacement of all the existing single glazed timber framed windows to the front and rear elevation with double glazed timber framed windows and the replacement of the ground floor bay windows with symmetrical casement timber framed windows as opposed to the current asymmetrical windows.

### Amendments:

The original proposal was to replace the existing timber framed windows with UPVC framed windows. This would have had a detrimental impact on the character of the building and wider conservation area and would therefore have been contrary to DP24 and DP25, guidance in CPG1 and the Belsize Conservation Area Statement. The proposed windows are now double glazed timber frames.

### Design & appearance

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.

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 2013. The amendment to the ground floor bay windows is also not seen to have any negative impact on the design of the building or wider conservation area and as such is also in compliance with DP24 and DP25 and guidance in CPG1.

Following from this, the replacement windows being double glazed would improve the energy efficiency of this property.

### Amenity:

The proposal would not lead to any loss of privacy, overshadowing or overbearing impact to any neighbouring properties and is therefore in compliance with DP26 and guidance in CPG1.

**Recommendation:** Grant planning permission.