

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/01/2015	
		N/A / attached		<b>Consultation Expiry Date:</b>		25/12/2015	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/6119/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 5 59 Belsize Park Gardens London NW3 4JN							
<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 windows							
<b>Recommendation(s):</b>		Approve					
<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	<b>56</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No response.					

## Site Description

The application site relates to an upper floor flat within a large semi-detached Victorian villa on Belsize Park Gardens, within the Belsize Park Conservation Area.

The existing windows within the side and the rear of property (flat 5) are single glazed white upvc casements.

## Relevant History

None.

## Relevant policies

### 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 2011:

CPG 1 – Design

CPG 6 – Amenity

#### Belsize Park Conservation Area Statement

## Assessment

### Proposal

This proposal seeks planning consent for the replacement of the existing rear and side windows with double glazed timber vertically sliding sash and case frames at the rear and timber casement at the side.

### Design

The proposed works would improve the appearance of the building and positively enhance the Conservation Area by removing upvc from the building and reinstating sashes at the rear. This complies with relevant Council's policies and guidance.

### Amenity

There would be no adverse impact on amenity as a result of the proposal.

### Recommendation

Having given consideration to the above assessment, the proposal is deemed to be acceptable as it complies with the relevant policies and guidance of the Council set out above. It is therefore recommended to be granted subject to conditions.