

Delegated Report		Analysis sheet	Expiry Date:	13/02/2015
		N/A / attached	Consultation Expiry Date:	12/02/2015
Officer			Application Number(s)	
Carlos Martin			2014/7645/P	
Application Address			Drawing Numbers	
Flats B, C & D 57 Primrose Gardens London NW3 4UL			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing timber sash windows with new UPVC windows at first, second and third floors of the rear elevation.				
Recommendation(s):	Refuse			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	71	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>Press notice published from 22/01/2015 to 12/02/2015. Site notice displayed from 16/01/2015 to 06/02/2015.</p> <p>1 objection based on the following grounds:</p> <p><i>The view from Ormonde Court, a listed building, is directly onto this building, from every single window and balcony. UPVC is not an acceptable material. It would jar with the charm of the surrounding Victorian buildings and ruin views along the row of terraced house in Primrose Gardens. These unique terraces should be restored not destroyed and replaced with UPVC.</i></p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAA: No response.					

Site Description

The application site is located on the south side of Primrose Hill Gardens. The building is not listed and is located within the Belsize Park Conservation Area.

The property is converted into four self-contained flats. The works relate to flats B, C and D on the first, second and third floors.

Relevant History

2012/6148/P: Certificate of Lawfulness (existing) granted for installation of 5 upvc double glazed windows to existing basement flat.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

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

Camden Planning Guidance

CPG 1 (Design) 2013, chapters 3 (heritage) & 4 (Extensions, alterations and conservatories).

CPG 6 (Amenity) 2011

Belsize conservation area statement 2002

Assessment

1. The application relates to the replacement of timber double hung sash windows to the rear elevation with new UPVC double hung sash windows at first, second and third floor levels. The new windows would be of similar design and proportions, the main difference being the use of UPVC.
2. The main planning considerations relate to the impact of the proposal on the character and appearance of the host building and the conservation area generally.
3. The subject site has been identified in the Belsize Conservation Area Statement as a positive contributor to the character and appearance of the conservation area. The existing upvc windows at basement level are considered to have a detrimental impact on the appearance of the building and the conservation area generally. They were installed without planning permission and regularised with a certificate of lawfulness at a later stage. There are also a number of other neighbouring properties featuring UPVC windows, they all seemed to have been installed without permission or too long ago to be taken as precedents.
4. The use of upvc is considered to be at odds with the appearance and character of the building and the wider Belsize conservation area. Replacing windows is not considered to be contentious in principle, but an appropriate material (i.e. timber) should be used in order to preserve the character and appearance of the host building and the conservation area, in line with policies CS14, DP24 and DP25 of the LDF.
5. According to current Council conservation policies, alterations and extensions should be carried out in materials which match the original building, or, where appropriate, in materials that complement or enhance the building. In conservation areas development should preserve

or enhance the character and appearance of the area.

6. The Belsize Conservation Area Statement provides further advice with regards to materials. It states that within the CA *“generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and UPVC windows would not be acceptable”*. The proposal is therefore contrary to LDF policies and the Belsize Conservation Area Statement.
7. The rear of the subject property is visible from the public realm and from a number of private views and its architectural quality is considered to contribute positively to the Belsize Conservation Area. The UPVC windows, by virtue of their materials are considered to cause visual harm to the architectural quality of the property and the historic character and appearance of the area.
8. It is acknowledged that the proposed windows would improve the energy efficiency of the building. However, whilst there is a general presumption in favour sustainable development in the LDF which is reinforced by the NPPF, appropriate design and materials are imperative to ensure no significant harm is caused to the character and appearance of the host building. The fact that the windows in question may not be the original windows of the house is not considered to be a valid justification for the inappropriate material of the proposed new windows. They would result in a mix match of materials with timber windows at the front and UPVC at the rear.
9. In summary, the proposed UPVC windows would appear discordant and incongruous and would harm the architectural quality of the property and the street scene and consequently would detract from the character and appearance of the Belsize Conservation Area, contrary to LDF policies CS14, DP24 and DP25.
10. **Recommendation:** Refuse.