

Delegated Report		Analysis sheet		Expiry Date:		16/06/2015	
		N/A / attached		Consultation Expiry Date:		15/05/2015	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2014/7190/P			
Application Address				Drawing Numbers			
Flat 31 St Johns Court Finchley Road London NW3 6LL				Site location plan, (164-) 7, 11, 13; Duration Windows V: 1.5 170712; The Royale Putty-Line Window.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of all rear facing single glazed crittal windows with double glazed metal windows at fifth floor.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 24/04/2014. No comments were received.					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The subject site is located on the west side of Finchley Road. It comprises a Waitrose store at ground and 1st floors, and flats above on 2nd-6th floors. Built in 1930's in streamlined Art Deco style, with large projecting canopy at ground floor level on the Finchley Road elevation. The site is not listed nor in Conservation area, although it lies opposite the Swiss Cottage Conservation Area at the rear.

Relevant History

2014/3029/P: Replacement critical and timber windows from 2nd to 7th floors to all elevations - APPROVED

Relevant policies

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)

CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP22 (Promoting Sustainable Design and Construction)

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

Assessment

The application relates to the replacement of all rear facing single glazed crittal windows with double glazed aluminium windows at fifth floor.

The main consideration in relation to this proposal is the design of the replacement windows and the impact of the change in the context of the streetscene.

CPG1 Para 4.7 'Good practice principles for external alterations' states 'alterations should always take into account the character and design of the property and its surroundings'.

Planning permission was recently approved under ref:2014/3029/P for replacing all the windows from crittal and timber to double glazed crittal windows from 2nd to 7th floor to all elevations. While the approved windows will include metal frames with timber sub-frames which are similar to the existing windows, this application seeks aluminium double glazed. The approved replacement scheme will ensure a homogenous appearance across the building is retained.

Also, due to lack of adequate information to assess the application, specifically proposed elevations and sections, it has not been possible to fully assess the impact in terms of design, and context with the overall building and streetscene. However, from the manufacturer's details submitted, it would appear the new design window would be a departure from the existing and consented Crittal windows.

Furthermore, the building is a Non-Designated Heritage Asset on the local list and the proposed windows are located at the rear of the building which faces the South Hampstead Conservation Area on the east side of Finchley Road and is visible from the public realm.

Proposed elevations and sections have been requested from the applicant on numerous occasions, but have not been forthcoming.

Conclusion

In summary, it is acknowledge that the proposed windows can be made to match the existing windows as stated in correspondence by the applicant, but without sufficient drawings/information to assess the application, allowing the window replacement would harm the architectural quality of the property and the street scene. Furthermore, allowing a new window design from the approved would disrupt the uniformity of the host building, and set a detrimental precedent to the wider area.

Recommendation: Refuse Planning Permission