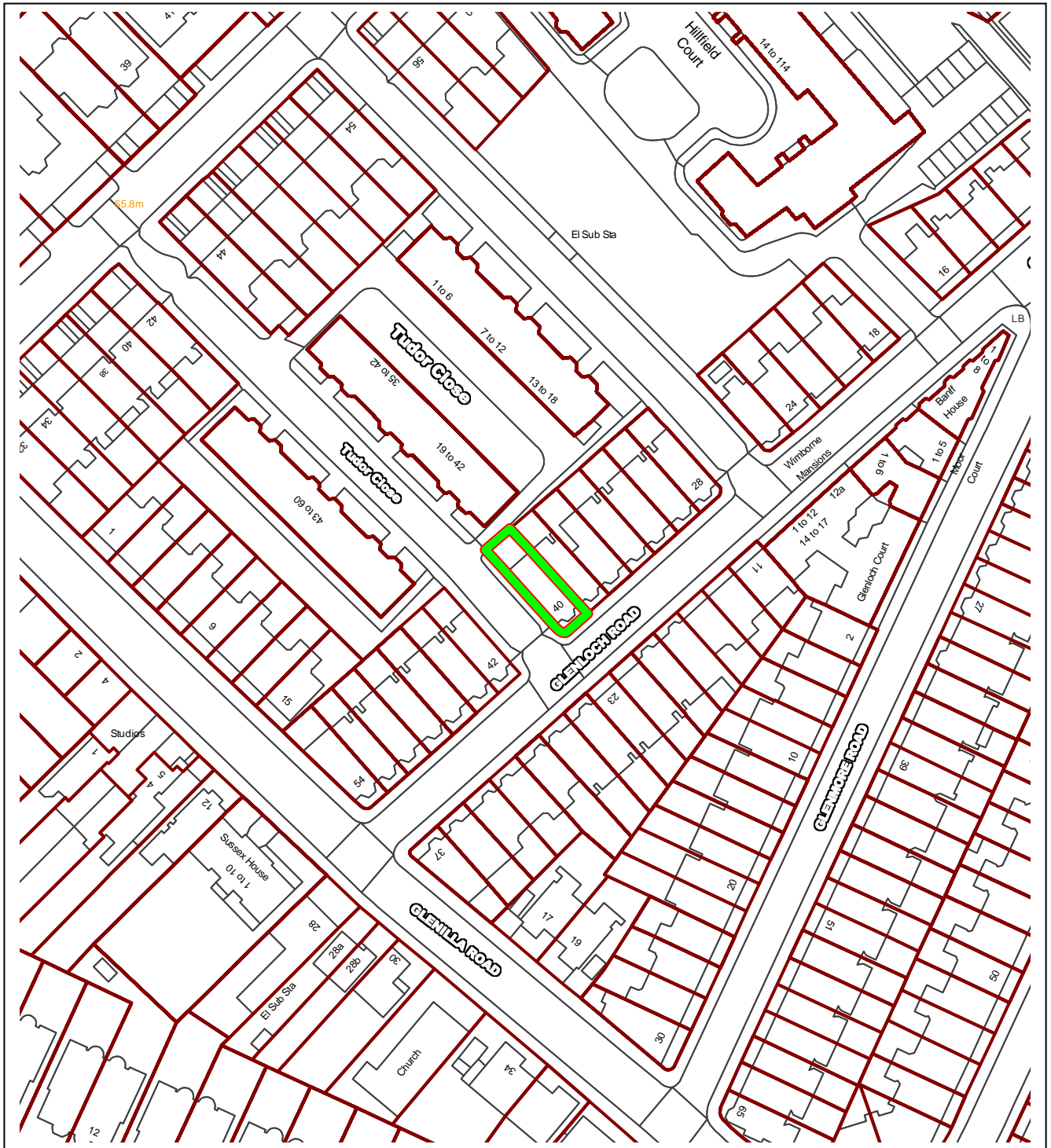


40 Glenloch Road



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1. Bird's Eye View



2. Street View (1)



3. Street View (2)



Delegated Report		Analysis sheet		Expiry Date:		28/04/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		23/04/2015	
Officer				Application Number			
Yuyao Gong				2015/1253/P			
Application Address				Drawing Numbers			
40 Glenloch Road London NW3 4DN				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Replacement of existing windows of first floor flat (Class C3).							
Recommendation:		Granted with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		No response has been received from neighbouring properties.					
CAAC/Local groups comments:		<u>Belsize Conservation Area Advisory Committee</u> - objection to the black spacer bars. It also comments that new details appear to be 'like for like' replacements. (Officer's response: It is considered that the black spacer bars will be sympathetic to the host building with Victorian red brick and dark grey slate roof).					

Site Description

No.40 Glenloch Road is a Victorian style red brick building with dark grey slate roof located at the junction of Glenloch Road with Tudor Close. The building has been divided into three flats on the ground floor, first floor and second floor levels. The existing windows are painted timber traditional vertical sliding box-sash windows with single glazing, small panes in upper sash and curved bottom rail of upper sash.

The site is located within the Belsize Conservation Area. Nos. 26, 28, 40 and 42 Glenloch Road are identified as positive contributors to the conservation area.

Relevant History

2010/2991/P - Tudor Close (entrance gates between 26-28 and 40-42 Glenloch Road) - Replacement of double metal gates to the Glenloch Road entrances of Tudor Close (Class C3) – Granted

27347 - Change of use into three self-contained flats, including works of conversion, and the formation of a balcony at the front – Grant with conditions

Relevant policies

National Planning Policy Framework (NPPF) 2012

The London Plan March 2015, consolidated with alterations since 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 (2003)

1. Proposal

1.1 This proposal seeks planning permission for the replacement of the existing windows of the first floor flat with painted timber traditional pattern vertical sliding box-sash windows with conservation-type sealed double glazed units set into rebates and finished with a putty-style fillet. All glazing bar arrangements, section profiles and methods of opening to be as existing. The new windows shall match precisely the existing window openings and shall be installed with traditional cement fillets all round.

2. Design

2.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings.

2.2 The proposed window units would respect the character and appearance of the existing building and the Belsize Park Conservation Area. The double glazed window units would not be exact replicas of the existing single glazed windows, however, their external appearance would not be significantly different. The design of the proposal is considered to be acceptable and complies with the advice set out in CPG1. The proposed materials are considered to be appropriate and the proposed alterations would comply with the Belsize Park Conservation Area Statement.

3. Amenity

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

3.2 It is considered that the proposed replacement windows units would not have any adverse impact on the amenity of neighbouring residential properties.

4. Recommendation

4.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th September, 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Robert Wilson
Robert Wilson, Architect
49 Woodland Rise
Muswell Hill
London
N10 3UN

Application Ref: **2015/1253/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

2 September 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Glenloch Road
London
NW3 4DN

DECISION

Proposal: Replacement of existing windows of first floor flat (Class C3).

Drawing Nos: Location Plan, D13640/1 Rev.1, D13640/2 Rev.1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan, D13640/1 Rev.1, D13640/2 Rev.1.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment