

Delegated Report		Analysis sheet		Expiry Date:		11/09/2015	
		N/A		Consultation Expiry Date:		13/08/2015	
Officer				Application Number(s)			
Tessa Craig				2015/3178/P			
Application Address				Drawing Numbers			
89-91 West End Lane London NW6 4SY				Site Location Plan, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, Ascent Vertical Slider and Aliterm brochure and technical specifications.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of front, side, rear and lightwell windows with aluminium and uPVC framed windows.							
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	21	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No responses were received.					
CAAC/Local groups* comments:		No response received.					

Site Description

The subject site is located on the west side of West End Lane near to the intersection with Gascony Avenue. The property is a five storey brick building which is used as student accommodation. The front elevation windows are aluminium framed with thirteen being double glazed. The side and rear windows are a mixture of timber and aluminium frames.

Relevant History

2006/3859/P- Replacement of metal windows with double glazed aluminium framed windows at first, second and third floor level on front and side (north) elevations. Granted, 27/10/2006.

Relevant policies

National Planning Policy Framework 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 2011/2013

CPG1 (Design)

CPG6 (Amenity)

South Hampstead Conservation Area Character Appraisal and management Strategy 2011

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for replacement of the windows throughout the building with aluminium frames in the front elevation and uPVC in the rear elevation and lightwells of the building.

2.0 Assessment

- 2.1 The main material planning consideration is considered to be the impact of the proposal on the character of the host building and the conservation area.

Design

- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy DP24 advises that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.4 The character appraisal and management strategy for South Hampstead advises unsympathetic and prominent features including uPVC windows detract from buildings. Furthermore, poor quality materials do not achieve the same quality and visual attraction as the adjacent buildings. The appearance of all buildings of historic interest is harmed by the removal or loss of original architectural features and the use of inappropriate materials.
- 2.5 Whilst 'like for like' replacement of windows would be acceptable in this particular case, it is considered the use of uPVC framed windows in the rear elevation and lightwells of the building is unacceptable. CPG1 Design states uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short life span and inability to biodegrade.
- 2.6 The poor quality materials and the detailed design of the replacement windows would therefore be harmful to the host building and the character and appearance of the conservation area, contrary to Camden Development Policies.

3.0 Recommendation

- 3.1 The proposed replacement windows, by reason of their material, and detailed design would be detrimental to the appearance of the building and the character and appearance of the South Hampstead Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance Design CPG1, dated July 2015. It is therefore recommended planning permission be refused.