

Delegated Report		Analysis sheet		Expiry Date:		05/02/2014	
		N/A / attached		Consultation Expiry Date:		09/01/2014	
Officer				Application Number(s)			
Emily Marriott-Brittan				2013/7827/P 2013/7828/P			
Application Address				Drawing Numbers			
Carnegie House 1-9 and 10-24 New End London NW3 1JE				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of aluminium framed windows to the front and rear elevations.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Press notice published from 19/12/2013 to 09/01/2014 Site notice displayed from 13/12/2013 to 03/01/2014</p> <p>Consultation response: An objection was received from an adjoining neighbour regarding the use of uPVC in a conservation area.</p> <p>Officer response: Amendments were sought regarding the use of uPVC and the loss of the original metal frames.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: The CACC has raised 'no objection' in relation to this application.					

Site Description

The subject site is located at the junction of New End and Grove Place and comprises of Carnegie House which includes two residential blocks: flat nos. 1-9 Carnegie House and flat nos. 10-24 Carnegie House. Both residential blocks back onto a private open space area. To the west of the site is Christchurch Passage and to the rear (north) is Christ Church Cottage. Carnegie House is part of the Hampstead Conservation Area and is described as a 'neutral building' in the Hampstead Conservation Area Statement 2001.

Relevant History

2012/1021/P - Installation of 2 communal satellite dishes, a new aerial, 2 x external cabinets and cable runs to the residential blocks (Class C3) (granted).

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

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 Panning Guidance 2011/3: (design) (amenity)

Hampstead Conservation Area Statement 2001

Assessment

Proposal

Planning permission is sought for the installation of uPVC double glazed windows to the front and rear elevations.

Amendments

Amendments to the proposed windows were requested on 03/02/2014. It was advised that instead of replacing the existing metal framed windows with uPVC, a slim aluminium glazing bar would be more appropriate. Amendments were received on 13/02/2014.

Assessment

The existing windows are steel framed and single glazed. The Council recommended that instead of uPVC, slim aluminium glazing bars would closer resemble the frames of the existing windows and doors. The revised frames are 50mm aluminium frames and will better ensure that the character and appearance of the building would be preserved as required by current design and conservation policies, Camden Supplementary Planning Guidance and the advice of the Hampstead Conservation Area Statement.

The size of the window and door cavities will remain unchanged. The windows will change from single pane to double glazed glass panels. Blocks 10-24 also contain retail units on the ground floor south-east elevation which are excluded from the proposal.

The proposal would also enhance the energy efficiency performance of the building and is welcomed

in the context of sustainability policies.

Conclusion

The proposed windows are considered appropriate in terms of design and proportions. It is not considered that they will have a negative impact on the existing building or the wider conservation area.

Recommendation: The proposal is consequently recommended for approval.