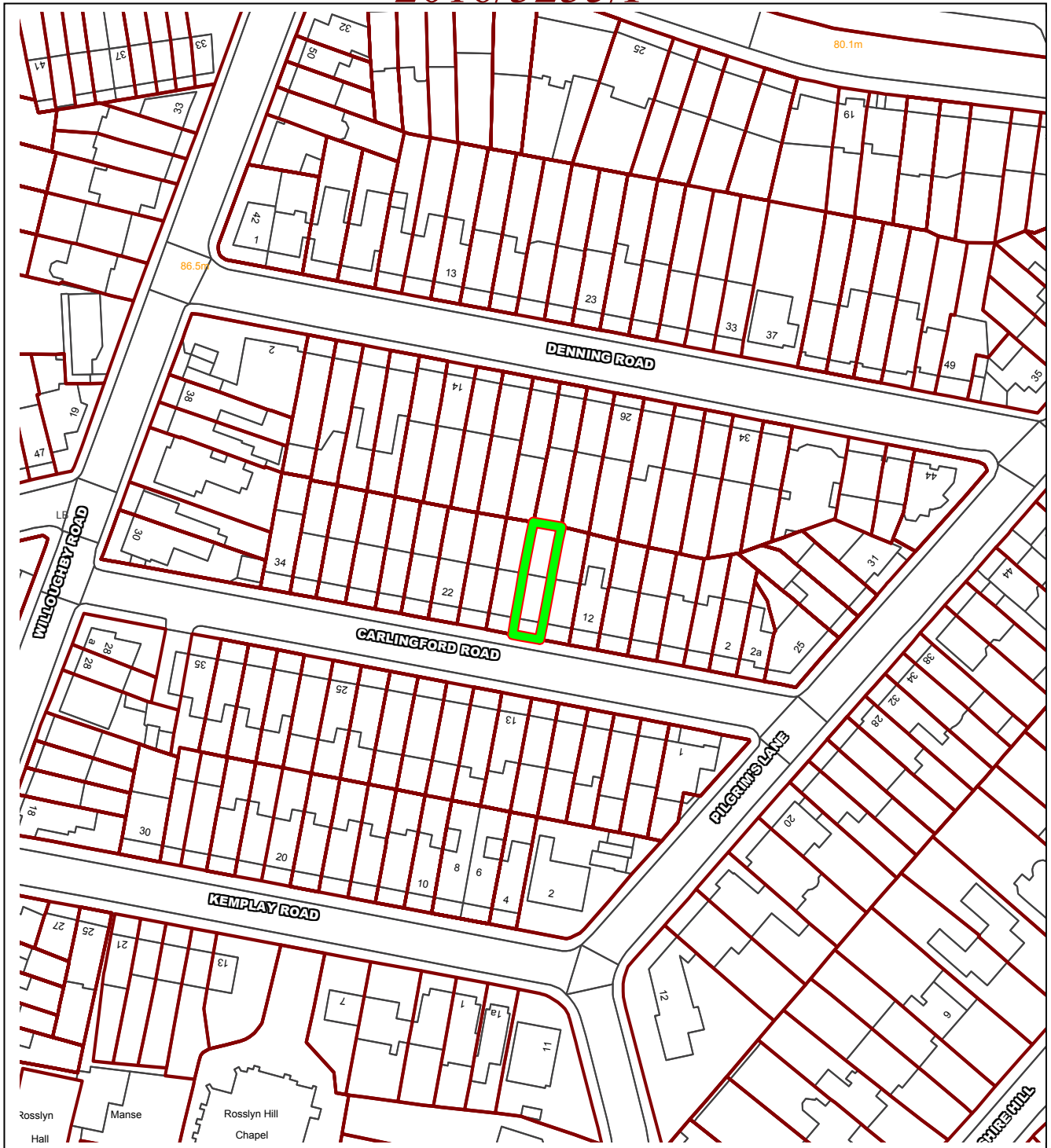


# Flat B, 16 Carlingford Road, NW3 1RX 2016/3235/P



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Site Photos – 16 Carlingford Road, NW3 1RX (Ref: 2016/3235/P)



Site address



Window detail



Site in context

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>31/08/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		29/07/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Oluwaseyi Enirayetan				2016/3235/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat B 16 Carlingford Road London NW3 1RX				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of single glazed timber windows with double glazed to front and rear of upper ground floor flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>4</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice was displayed from 08/07/2016 to 29/07/2016</p> <p>Press notice was published on 30/06/2016 and expired 21/07/2016.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>The Heath and Hampstead Society <b>objected</b> on the following grounds;</p> <ol style="list-style-type: none"> <li>1. The window replacement are not like for like. The timber sections are larger and coarser.</li> <li>2. The existing dentil-moulded transom is not reproduced.</li> </ol> <p><b>Officer's Response:</b></p> <ol style="list-style-type: none"> <li>1. Whilst it is accepted that is the proposals are not like for like, it is considered that they are similar in appearance and would fit into the existing dimensions. The section would be larger to accommodate the weight of the timber double glazing.</li> </ol> <p>The proposal has been amended to include the dentil-moulded transom.</p>					

## Site Description

The application site relates to a 4-storey mid-terrace building located on the north side of Carlingford Road within the Hampstead Conservation Area. The building is not listed but has been identified as a positive contributor to the character and appearance of the conservation area.

## Relevant History

**36367** - Change of use and works of conversion to form a self-contained flat on each of the basement, ground and first floors and a self-contained maisonette on the second/attic floors – **Refused 12/08/1983 and Appeal Dismissed 02/03/1984.**

**8501183** - the use of the above property as three self-contained flats and a second/third floor maisonette.- **Refused 09/10/1985**

**8501958** - Change of use including works of conversion to form three self-contained flats and one maisonette – **Granted 18/02/1986**

**8601160** - Enlargement of existing dormer windows to front and rear elevations – **Granted 25/09/1986**

## Relevant policies

**National Planning Policy Framework 2012**

**The London Plan March 2016**

**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**

CPG1 (Design) July 2015

CPG6 (Amenity) September 2011

## **Hampstead Conservation Area Statement – Adopted October 2001**

### **Assessment**

#### **1.0 Proposal**

1.1 Planning permission is sought to replace single glazed timber windows (two at the front and 1 at the rear) with double glazing units.

1.2 The proposal has been revised at officer's request to include the dentil moulded transom which is a key feature on the properties along the terrace.

#### **2.0 Assessment**

2.1 The principal considerations material to the determination of this application are:

- a) The design and impact on the appearance of the host building and the character and appearance of the conservation area; and
- b) Neighbour amenity.

#### **Design/Impact on Conservation Area**

2.2 Policy DP24 requires that all developments, including alterations and extensions to existing buildings, will be expected to consider:

- a) the character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed.

2.3 Policy DP25 also notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.4 With regards to windows, CPG1 (Design) sets out a number of criteria that window replacements should accord with. The relevant points include:

- Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area.
- New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.
- Where timber is the traditional window material, replacements should also be in timber frames.
- In conservation areas original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match

the existing.

- 2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 2.6 The proposed window replacements would have identical dimensions to match the existing and are considered that they would sit comfortably with the host building. Although the existing window is inward opening, the proposed would be outward opening. However, this is not considered to be a reason for refusal in this instance. The detailed bead-like design on the window transom would be replicated in the replacement, thereby preserving the character and appearance of the Hampstead Conservation Area.
- 2.7 The choice of materials is timber which would complement the existing and accords with guidance

### **3.0 Amenity**

- 3.1 Policy DP26 of the Council's LDF states that the Council will only permit development which does not cause amenity harm.
- 3.2 No amenity issues are relevant due to the nature of the application.

### **4.0 Conclusion:**

- 4.1 It is considered that the proposals would not harm the appearance of the existing building and due to the detailed design would preserve the character and appearance of the wider Hampstead Conservation Area. It is therefore recommended that the application should be granted planning permission subject to conditions.



Mr Liam Byrne  
Ayrton Bespoke Ltd.  
406 Merton Road  
London  
SW18 5AD

Application Ref: **2016/3235/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 3229

4 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Flat B**  
**16 Carlingford Road**  
**London**  
**NW3 1RX**

**DECISION**

Proposal:

Replacement of single glazed timber windows with double glazed to front and rear of upper ground floor flat (class C3).

Drawing Nos: Site location plan; 1873WYH -(01, 02.REV, 03, 04); Design and Access Statement.

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).

Executive Director Supporting Communities





- 2 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 1873WYH -(01, 02.REV, 03, 04); Design and Access Statement.

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**