

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 04/10/2016		
				Consultation Expiry Date: 15/09/2016		
Officer			Application Number(s)			
Patrick Marfleet			2016/4442/P			
Application Address			Drawing Numbers			
Flat 3, Langland Mansions 228 Finchley Road London NW3 6QA			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Replacement of existing timber frame windows and doors to first floor flat with double glazed uPVC fittings.						
Recommendation(s):		Refused planning permission				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:	Site notice: 24/08/2016 - 14/09/2016 Press notice: 25/08/2016 - 15/09/2016 No comments or objections received from neighbouring residents.					
CAAC/Local groups comments:	Redington & Frognal CAAC: No response to date.					
Site Description						
The application site relates to the first floor flat of a large mansion block building situated on a prominent corner plot of land on the north eastern side of Finchley Road at its junction with Langland Gardens. The site is located within the Redington and Frognal conservation area, it is not a listed building nor is it identified as making a positive contribution to the character of the area.						

Relevant History

Application Site

None relevant to this application.

Neighbouring Sites

The front windows of the ground floor property beneath the application site have been replaced with uPVC fittings. However, there is no planning history for this site on the councils system and no evidence to suggest that these alterations benefit from planning consent.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

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

CPG1 Design (2015)

CPG6 Amenity (2011)

Redington and Frognal conservation area statement 2003

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought for the replacement of 21 timber frame windows and 4 timber frame doors to the front and rear of the existing first floor flat with white, double glazed uPVC fittings, along with minor alterations to the fenestration of the existing side elevation at first floor level.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: 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.
- 2.2.2 Paragraph 4.7 of CPG 1 Design states that where it is necessary to replace original windows they should be replaced like for like wherever possible in order to preserve the character of the property and surrounding area. Where timber is the traditional material, replacements should also be in timber frames, uPVC windows are not acceptable both aesthetically and for environmental reasons.
- 2.2.3 The application proposes to replace 21 original windows and 4 original doors with white uPVC fittings which would result in the unacceptable loss of an original character feature of the host property. Original timber frame windows form an important characteristic of properties, particularly those situated in conservation areas, and should be retained and preserved wherever possible. Furthermore, the public benefit arising from the replacement of these windows with uPVC fittings is considered not to outweigh the harm the proposal would cause to the character and appearance of the host property and surrounding Redington and Frognal Conservation Area.
- 2.2.3 It is noted that the front windows of the ground floor property beneath the application site have been replaced with uPVC fittings. However, these windows have been installed without the prior consent of the Local Planning Authority and cannot be used as justification for the current proposal.
- 2.2.4 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 2013. The proposed window replacement material (uPVC) is not considered acceptable as it would fail to preserve or enhance the character of the surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.3.1 The application proposes a change to the materials of the existing windows and doors at the site and would not cause an undue loss of residential amenity to any neighbouring properties in terms of loss of light, outlook or privacy.

3.0 Recommendation

- 3.1 The proposed replacement windows and doors, by reason of their fabric and design would be detrimental to the character and appearance of the host building and surrounding conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3.2 Refuse planning permission