

Delegated Report		Analysis sheet		Expiry Date:		25/01/2017	
		N/A		Consultation Expiry Date:		09/02/2017	
Officer				Application Number(s)			
Evelyn Jones				2016/5872/P			
Application Address				Drawing Numbers			
7 Lyncroft Gardens London NW6 1LB				160502-01-P1, 160502,-02-P1, 160502-06-P0, 160502-07-P0, 160502-09-P0, 160502-10-P0			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replace the existing metal, timber and UPVC (sash and casement) windows to the rear of the property with UPVC sash windows.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses were received.					
West End Green CAAC:		No response received.					

Site Description

The site is a three storey mid terrace property located on the east side of Lyncroft Gardens. The property is currently used as a single family dwelling (Class C3). The site lies within the West End Green Conservation Area and has been identified as a positive contributor but is not listed.

Relevant History

2015/3571/P – Conversion of 1 x studio flat and 7 x bedsits into a single family dwelling – **Refused 25/10/2015**

2016/3435/P – Erection of a single rear extension and internal alterations – **Granted 15/08/2016**

Relevant policies

National Planning Policy Framework 2012 Chapter 7 – Requiring good design

The London Plan March 2015, consolidated with alterations since 2011 – Policies 7.4, 7.6, 7.8

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 Local Plan Submission Draft 2016*

D1 (Design)

D2 (Heritage)

Camden Planning Guidance 2011

CPG1 (Design) Chapter 4 – Extensions, alterations and conservatories

West End Green Conservation Area Appraisal and Management Strategy 2011 - Page 22

Fortune Green & West Hampstead Neighbourhood Plan 2015 – Policies 2 and 3

**The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.*

Assessment

1.0 Proposal

1.1 Planning permission is sought for replacement of the windows to the rear of the building from a mixture of timber framed and metal-framed sash and casement and modern UPVC windows with UPVC sash windows.

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 West End Green Conservation Area Appraisal and Management Strategy states that within the conservation area windows are generally timber, sash and casement and many are set in stone mullion.

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 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 West End Green 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, Policies 2 (Design & Character) and 3 (Safeguarding and enhancing Conservation Areas and heritage Assets) of the Fortune Green & West Hampstead Neighbourhood Plan, and Camden Planning Guidance Design CPG1, dated July 2015; and policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016. It is therefore recommended planning permission be refused.