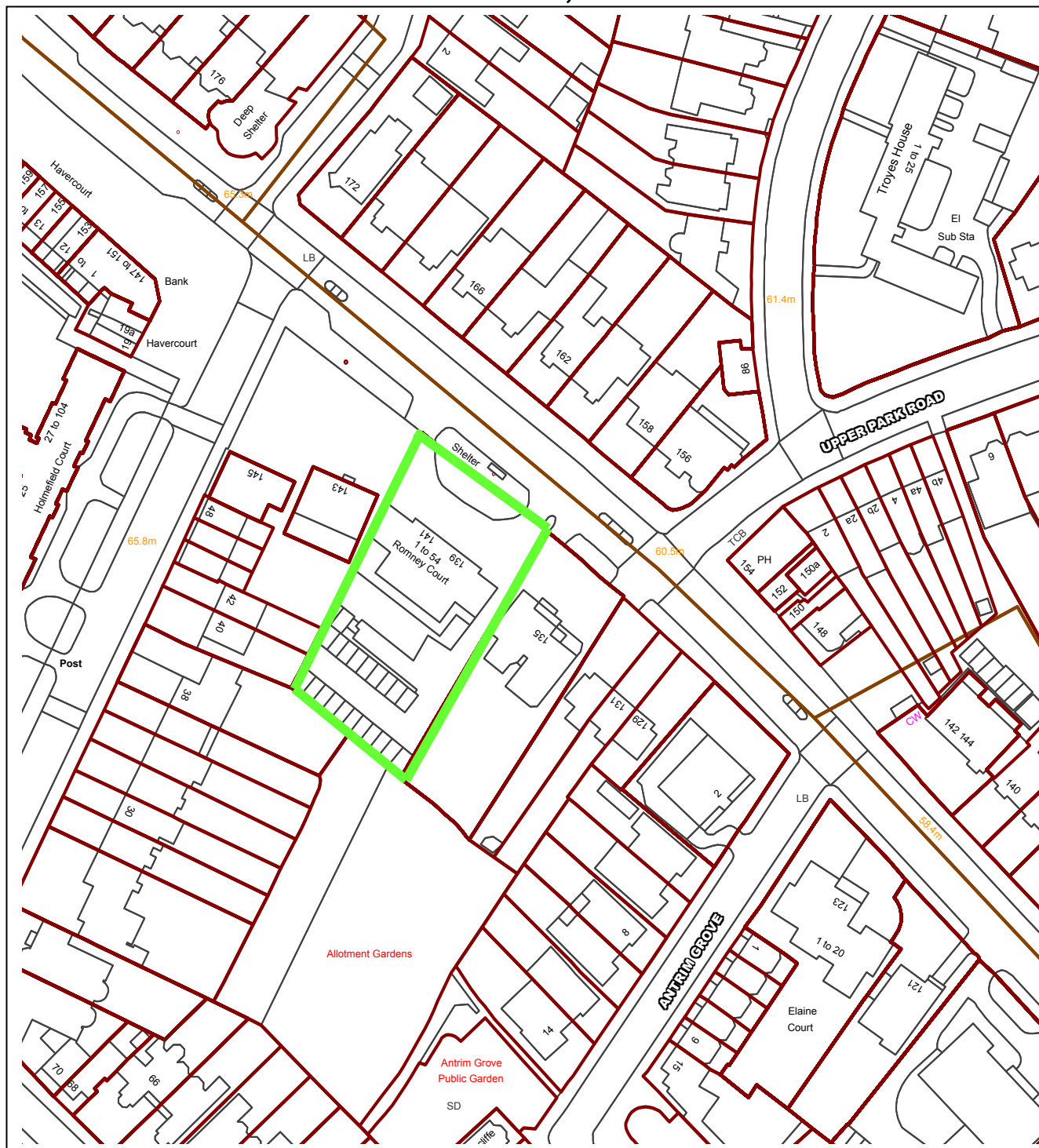


# Site plan - Flat 45 Romney Court, Haverstock Hill, NW3 4RX



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

# Site photos - Flat 45 Romney Court, Haverstock Hill, NW3 4RX



1. Front elevation



2. Front Elevation





3. Detail existing windows



4. Rear elevation





5. Rear elevation

|  |                     |                              |                              |                           |            |
|--|---------------------|------------------------------|------------------------------|---------------------------|------------|
| <b>Delegated Report</b><br><b>(Members Briefing)</b>   |                     | Analysis sheet               |                              | Expiry Date:              | 07/11/2016 |
|  |                     | N/A                          |                              | Consultation Expiry Date: | 21/10/2016 |
| Officer  |                     |                              | Application Number(s)        |                           |            |
| Nora-Andreea.Constantinescu  |                     |                              | 2016/4995/P                  |                           |            |
| Application Address  |                     |                              | Drawing Numbers              |                           |            |
| Flat 45<br>Romney Court<br>Haverstock Hill<br>London<br>NW3 4RX  |                     |                              | See Draft Decision Notice    |                           |            |
| PO 3/4   | Area Team Signature | C&UD                         | Authorised Officer Signature |                           |            |
|  |                     |                              |                              |                           |            |
| <b>Proposal(s)</b><br><br>Installation of aluminium framed double glazed windows in existing timber frames and new aluminium cills at flat 45 Romney Court (Class C3). |                     |                              |                              |                           |            |
| Recommendation(s):   |                     | Grant Conditional Permission |                              |                           |            |
| Application Type:  |                     | Full Planning Permission     |                              |                           |            |

|                                    |  |    |                  |   |                   |   |
|------------------------------------|--|----|------------------|---|-------------------|---|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice   |    |                  |   |                   |   |
| Informatives:                      |  |    |                  |   |                   |   |
| Consultations                      |  |    |                  |   |                   |   |
| Adjoining Occupiers:               | No. notified   | 41 | No. of responses | 3 | No. of objections | 2 |
| Summary of consultation responses: | <p>One resident from the neighbouring flat has objected to the proposed scheme on the following grounds:<br/>-according to the lease authorisation the proposal should be taken first from all lessee and the managing agents</p> <p><i>The planning permission does not change the terms of the lease authorisation.</i></p> <p>One resident from flat 36 commented that:<br/>-the timber frames are dark brown, new aluminium cills to be anodised dark brown to match, and the new horizontal sliding units to be dark grey as per the Design and Access Statement submitted</p> <p><i>The timber frames would be dark brown, the aluminium cills dark brown to match and the new horizontal sliding units dark grey.</i></p>                                   |    |                  |   |                   |   |
| Belsize Park CAAC                  | <p>Belsize Park CAAC objected to the proposed scheme on the following grounds:<br/>-the building should be considered as a whole and the residents should agree on a unified strategy for the general upgrading of this property<br/>-the character of the building can be easily diminished by indiscriminate and piecemeal interventions, see uPVC replacement windows how intrusive they are.</p> <p><i>The officers cannot impose the residents of the building to have a unified approach. The proposal under this permission is decided on its own merits with reference to the previous permissions granted and in line with the Council's development plan policies and guidance.</i></p> <p><i>The uPVC windows are not part of this application.</i></p> |    |                  |   |                   |   |



## Site Description

The application site is located on Haverstock Hill in Belsize Park Conservation Area. The works relate to a flat roofed six storey flatted building, which is finished in timber cladding and facing brick. The building is of a post-modern design. The windows within the building are timber framed and painted brown.

Flat 45 is facing the rear of the property on the west elevation.

## Relevant History

**2014/3185/P** – Flat 46 Romeny Court - Replacement of rear timber single glazed window with timber framed double glazed window. – Granted – 19/08/2014

**2014/5293/P** – Flats 24 and 53 Romney Court - Installation of aluminium framed double glazed windows in existing timber frames and new aluminium cills of flats 24 and 53 Romney Court. – Granted – 03/02/2015

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2016

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

### Belsize Park Conservation Area Statement (2002)

### 1. Proposal

- 1.1 The applicant seeks planning permission to install aluminium framed double glazed windows in existing timber frames and new aluminium cills at flat 45 part of Romeny Court, located to the rear of the building, on the west elevation.
- 1.2 The proposed windows would match the fenestration and would be horizontally sliding as existing.

### 2. Considerations

- 2.1 The main planning considerations in the assessment of this application are:
- Design – the impact the proposal has on the character of the host property as well as that of the wider Belsize Park Conservation Area.
  - Amenity – the impact of the proposal on the amenity of the adjoining occupiers.

### 3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. 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.
- 3.2 The alterations to the windows are proposed to the rear of the building, on the west elevation. The alterations to the windows would maintain the existing brown timber frames and only the cill would be replaced with an aluminium cill unit. The same window opening would be used and the double glazed units would be fixed from the inside and therefore, there would be no alterations to the existing external appearance. Repairs for the existing timber frames might be involved if necessary.
- 3.3 The proposed double glazed frames would have the exact fenestration as the existing. The existing timber frames would be painted dark brown, with the new aluminium cills painted dark brown to match. The new horizontal sliding units and frames would be anodised dark grey to enable the main timber frames to remain the dominant visual element.
- 3.4 The materials and design of the proposed alterations would be the same as the ones granted previously under planning application ref: 2014/5293/P for flats 24 and 53. The proposed materials are considered acceptable and in compliance with the advice in CPG1 (Design).
- 3.5 On balance, considering the previous permissions granted for the same scheme to the adjacent flats within the same block, the location of development to the rear of the property and type of materials used, it is considered that the proposed scheme would preserve the character and appearance of the host dwelling and would not cause harm to the Belsize Park Conservation Area as a whole.

#### **4. Amenity**

4.1 The proposed replacement windows would not impact on residential amenity.

#### **5. Recommendation**

5.1 Grant Conditional Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> of February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Miss Phoebe Norton  
Flat 45 Romney Court  
Haverstock Hill LONDON  
NW3 4RX

Application Ref: **2016/4995/P**

Please ask for:

**Nora-**

**Andreea Constantinescu**

Telephone: 020 7974 **5758**

20 December 2016

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 45  
Romney Court  
Haverstock Hill  
London  
NW3 4RX**

**DECISION**

#### **Proposal:**

Installation of aluminium framed double glazed windows in existing timber frames and new aluminium cills at flat 45 Romney Court (Class C3).

Drawing Nos: RC/W/07/C; RC/W/10; RC/W/11; RC/W/13; Detail sheet 1; Detail sheet 2; Works details - RC Windows p1, p2; Design and Access Statement; Decision Notice 2014/5293/P; Window Brochure - Prime Aluminium Windows; Duration Windows; Proposed west elevation; Site location plan.

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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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, as specified in the Design and Access Statement approved by this permission.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

RC/W/07/C; RC/W/10; RC/W/11; RC/W/13; Detail sheet 1; Detail sheet 2; Works details - RC Windows p1, p2; Design and Access Statement; Decision Notice 2014/5293/P; Window Brochure - Prime Aluminium Windows; Duration Windows; Proposed west elevation; Site location plan.

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

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**