

47 Eton Avenue (2016/4169/P)



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.

1. Rear elevation (47 Eton Avenue)



2. Side elevation – west (47 Eton Avenue)



3. Rear elevation – east (47 Eton Avenue)



Delegated Report		Analysis sheet	Expiry Date:	09/02/2017
(Members Briefing)		N/A	Consultation Expiry Date:	08/02/2017
Officer			Application Number(s)	
Tony Young			2016/4169/P	
Application Address			Drawing Numbers	
47 Eton Avenue LONDON NW3 3EP			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing single-glazed timber windows on rear and side elevations with like-for-like double-glazed windows.				
Recommendation(s):		Grant conditional planning permission		
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 from local residents	<p>Site notice was displayed from 18/01/2017 to 08/02/2017</p> <p>Press notice was published on 05/01/2017 and expired 26/01/2017</p> <p>A consultation response was received from a tenant living within the host property (no. 47) and has been summarized as follows:</p> <ol style="list-style-type: none"> 1. Need clarification on what is proposed given that description on the application form suggests that all windows will be double-glazed (even at the front) which differs from the information available on the Council's website. <p><u>Officer response:</u> <i>It was initially proposed that windows would be replaced on all elevations (as specified on the application form); however, the proposal was later revised to exclude the front elevation. This was explained to the tenant by telephone.</i></p> <ol style="list-style-type: none"> 2. All replacement windows should be hard wood, heritage, slim line, purpose made, timber frames for new double glazing instead of 'Selectaglaze' aluminium products. <p><u>Officer response:</u> <i>the 'Selectaglaze' specification document referred to relates to the installation of supplementary glazing on the inside of windows. This doesn't require planning permission, and as such, does not form part of this application (see paragraph 2.1 of this report). Apart from the change from single to double glazing, all replacement windows that are the subject of this application would be like-for-like (see paragraph 3.5).</i></p>					
CAAC/Local groups comments	<p>Belsize Conservation Area Advisory Committee objected to the proposals and this has been summarized as follows:</p> <ol style="list-style-type: none"> 3. Recommend the use of hard wood, heritage, slim line, purpose made, timber frames for new double glazing instead of 'Selectaglaze' aluminium products. 4. Proposals to install secondary glazing are a planning matter. <p><u>Officer response to points 3 & 4 above:</u> <i>the 'Selectaglaze' specification document referred to relates to the installation of supplementary glazing on the inside of windows. This doesn't require planning permission, and as such, does not form part of this application (see paragraph 2.1 of this report). Apart from the change from single to double glazing, all replacement windows that are the subject of this application would be like-for-like (see paragraph 3.5).</i></p>					

Site Description

The site is a 3-storey residential building with basement and attic located on the southern side of Eton Avenue. The property is sub-divided into flats and this application has been submitted on behalf of Genesis Housing Association.

The property is unlisted and sits within the Belsize Park conservation area. The building is identified within the conservation area statement as making a positive contribution to the character and appearance of the conservation area.

Relevant History

H8/4/B/8738/R (nos. 47-53) - The redevelopment of the sites of Nos 47/53 Eton Avenue, N.W.3. to provide 47 flats. Planning permission was granted 27/08/1970

H8/4/B/29566 - Change of use including works of conversion to form nine self-contained flats. Planning permission was granted 30/01/1980

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)

Draft Camden Local Plan 2015*

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

* The emerging Local Plan is now reaching the final stages of its examination. It is a material consideration; however, until the publication of the Inspector's report (expected April 2017), Local Plan policies should be given limited weight.

Camden Planning Guidance

CPG1 (Design) July 2015

CPG6 (Amenity) September 2011

Belsize Conservation Area Statement (adopted November 2002)

Assessment

1.0 Proposal

1.1 Planning permission is sought to replace the existing single-glazed timber windows on the rear and side (east and west) elevations with like-for-like double-glazed windows.

2.0 Revisions

2.1 Concerns were initially raised with the applicant in relation to proposals to provide double-glazed

windows at the front of the property and in particular how these alterations might impact on the character and appearance of the building given that some original or historic leaded multi-light panes were present. In response, the proposal was revised and drawings amended to omit the insertion of double-glazing into any of the front windows. The applicant expressed an intention to install secondary glazing at the front instead. These alterations do not require planning permission and are not a consideration under this application.

3.0 Assessment

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

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

Design and appearance

3.2 Development Policy DP24 (Securing high quality design) of the LDF Core Strategy and Development Policies 2010 establishes that careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that “*Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character*”.

3.3 Policy DP25 (Conserving Camden’s heritage) also states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.4 More specifically with regard to window alterations, 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.
- 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.

3.5 The proposed window replacements to the sides and rear would alter the existing windows from single to double-glazed but would otherwise be like-for-like, so matching as closely as possible the existing windows in terms of materials, colour, frame sizes, design, opening methods and proportions. It is therefore considered that the proposed replacement windows would sit comfortably within the host building and would not detract from the character and appearance of the building and the wider Belsize Park conservation area, and would accord with policy and guidance. As such, the proposal would be acceptable.

3.6 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.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree*" and that the Council will "*aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.*"

4.2 There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

5.0 Recommendation

5.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area, and there is considered to be no adverse impact on the residential amenity of neighbouring occupiers. The development is also deemed consistent with the objectives, guidance and policies identified above. It is therefore recommended that planning permission be granted.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 20th 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 and search for 'Members Briefing'.

Miss Weini Faloppa
Walker Management
Lion House
242 Ballards Lane
London
N12 0EP

Application Ref: **2016/4169/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

10 February 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**47 Eton Avenue
LONDON
NW3 3EP**

DECISION

Proposal:
Replacement of existing single-glazed timber windows on rear and side elevations with like-for-like double-glazed windows.

Drawing Nos: (2952/WM/-)01, 02, 03 rev R-01, 04 rev R-01, 05; 2 drawings numbered 6484 and labelled, 'W8 Elevation'.

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 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Draft Camden Local Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (2952/WM/-) 01, 02, 03 rev R-01, 04 rev R-01, 05; 2 drawings numbered 6484 and labelled, 'W8 Elevation'.

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