

CONSULTATION SUMMARY

Case reference number(s)

2017/3408/P

Case Officer:

Charlotte Meynell

Application Address:

1 Briardale Gardens
London
NW3 7PN

Proposal(s)

Replacement of all front and side windows and first and second floor rear windows. Replacement of front garage door with window, enlargement of first floor rear window and installation of new second floor side window. Partial re-render of front and side facades.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owners/occupiers of No's. 29 and 33 Briardale Gardens have objected to the application on the following grounds:</p> <ul style="list-style-type: none">- Briardale Gardens is a key street with conservation area status and the Heath and Hampstead Society regards these houses as 'locally listed'. The multi-pane windows are an important part of the look of the frontage of these houses. With the renovation of No's 31 and 33, planning officers insisted that the replacement front windows must be an exact reproduction of the pre-existing multi-paned wooden windows. You must not allow No. 1 to remove these multi-paned windows.- The current windows should be replaced with original materials. The multi-pane windows on all floors should be retained, as they reflect the Arts and Crafts style of the original design. There should be no					

changes to the size of the windows. If agreed this sort of change will encourage a race to the bottom. Briardale Gardens might lose its status as a positive contributor to the conservation area.

Summary of comments

- *The property is not locally listed, but is identified as a positive contributor to the Redington Frogna Conservation Area. The property benefits from permitted development rights to alter the windows without obtaining planning permission, and so the proposal cannot be assessed against Camden's planning policies. The proposed windows will be like-for-like replacements of the existing windows in terms of materials. The proposal has been assessed against Class A, Part 1 of Schedule 2 of the General Permitted Development Order 2015, and it is considered that the proposed development would be lawful under this criteria.*

Recommendation:-

Grant Certificate of Lawfulness (Proposed)