

Delegated Report		Analysis sheet	Expiry Date:	08/11/2017
		N/A / attached	Consultation Expiry Date:	27/10/2017
Officer			Application Number(s)	
Oluwaseyi Enirayetan			2017/5107/P	
Application Address			Drawing Numbers	
Flat A 5 Mornington Terrace LONDON NW1 7RR			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to front elevation windows at basement level.				
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	0	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	<p>Site notice displayed 29/09/2017</p> <p>Newspaper advertisement 06/10/2017, expired 27/10/2017</p> <p>No responses received</p>					
CAAC/Local groups* comments:	<p>Camden Town CAAC comments:</p> <ul style="list-style-type: none"> • No objection to the proposal that has the fewest panes per window sash, i.e. we think the windows that look simpler are better because they match the simple windows above which we believe are the original pattern • Materials should be timber and glass • Advised to go for double glazing units that are approximately 10mm thick that fit within traditionally sized timber sash windows 					

Site Description

The subject site is situated on the north-eastern side of Mornington Terrace. The building is a three storey plus lower ground floor mid-terraced property which has been divided into two flats. This application relates to the lower ground and upper ground floor flat only.

The property is not listed but is located within the Camden Town Conservation Area and is identified as a positive contributor.

Relevant History

5 Mornington Terrace:

13611 - Conversion of 5, Mornington Terrace N.W.1. into two flats and one maisonette and erection of a three storey rear extension. – **Granted 10/08/1972**

30864 – Conversion of 5 Mornington Terrace N.W.1 into two flats and one maisonette and erection of a three storey rear extension. **Granted 10/08/1982**

2016/5846/P - Extension of existing basement to rear and erection of 2 storey upper ground and lower ground floor rear extension. Reconfiguration of external front staircase.- **Granted 17/07/2017.**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Camden Town Conservation Area Appraisal and Management Strategy (2007)

Assessment

1. Proposal

1.1 The applicant seeks replacement of 2 front windows within the lower ground floor lightwell.

- The first window would be enlarged and replaced with double glazed units
- The second window would be replaced with double glazed units in the existing opening.

1.2 It should be noted that the applicant, in the recently approved application ref:2016/5846/P was advised that the window replacement was not acceptable (see drawing below), hence was removed from the proposal. It should also be noted that the applicant was advised to revise the design of the windows to be more in keeping with No 4 Mornington Terrace, but chooses not to do so.



2.0 Assessment

2.1 The material considerations for this application are summarised as follows:

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

2.2 Design and Conservation

2.3 The Council's design policies aim to achieve the highest standard of design in all developments. The following considerations within Local Plan Policy D1 are relevant to the application: the Council will require that development preserves the historic environment and heritage assets in accordance with Policy D2 Heritage and the suitability of the proposed design.

2.4 CPG1 design guidance recommends that 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 where possible to preserve the character of the property. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and

placement of glazing bars), opening method, material and finishes, detailing and the overall size of the window opening.

- 2.5 Mornington Terrace is within a terrace of 4 properties and a public house. The windows on the upper floors are unformed, but windows are of varied styles and design on the lower ground floor.
- 2.6 The applicant stated in the design and access statement that all but 5a Mornington Terrace have increased the size of the glazing at lower ground floor level. It should be noted that whilst No. 6 altered its opening by lowering the cill level by 100mm in 2013, within this terrace, all replacements have been within existing openings.
- 2.7 The Camden Town conservation statement highlights that the appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features. Further stating that the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. It appears that the windows to be replaced are historic, and the proposal to enlarge existing opening of one of the windows with the proposed design of both windows are considered harmful to the host building and conservation area.

3.0 Amenity

3.1 The proposal raises no amenity issues

4.0 Conclusion: By virtue of its siting, location and scale, the proposed windows replacement would cause harm to the character and appearance of this part of Camden Town conservation area.

5.0 Recommendation: Refuse planning permission