

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	20/11/2017
		N/A / attached	<b>Consultation Expiry Date:</b>	03/11/2017
<b>Officer</b>			<b>Application Number(s)</b>	
Oluwaseyi Enirayetan			2017/5337/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat C 95 Goldhurst Terrace LONDON NW6 3HA			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of two sash windows with two French doors at front elevation.				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
			No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>	<p>The application was advertised in the local press on 12/10/2017 (expiring 02/11/2017) and a site notice displayed from the 13/10/2017 to 03/11/2017.</p> <p>1 letter of objection was received from occupant of 101 Goldhurst Terrace noting the following:</p> <ul style="list-style-type: none"> <li>• Within a conservation area and proposed changes adversely affect the original appearance of the property.</li> <li>• Proposal to change from windows to doors would increase noise and disturbance.</li> </ul> <p><i>Officer's Response:</i></p> <ul style="list-style-type: none"> <li>• See assessment sections – Paragraph 3.3 to 3.5</li> <li>• See assessment section – Paragraph 4.1</li> </ul>					
<b>CAAC/Local groups* comments:</b>	<p>The application site is within the South Hampstead Conservation Area which does not currently have a conservation area advisory committee.</p>					

## Site Description

The subject property is a three-storey mid-terrace, Victorian house located on the eastern side of Goldhurst Terrace. The surrounding area is mainly made up of period properties dating from the 19th century. These buildings are of a grand scale, built of red brick, with timber windows and traditional details. The house has been converted into self-contained flats and the application refers to the top flat. The building is located within the South Hampstead Conservation Area (CA) and is noted as a positive contributor to the character and appearance of this area, but is not listed.

## Relevant History

**2013/4866/P** - Erection of rear dormer, 2 x rooflights to front roof slope, creation of roof terrace at second floor level to include installation of single door and balustrades to residential flat (Class C3). Planning permission **granted 30/10/2013**.

## Relevant policies

**National Planning Policy Framework 2012**

**The London Plan 2016**

**Local Plan 2017**

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

**Camden Planning Guidance**

CPG1 Design 2015

CPG 6 Amenity 2013

**South Hampstead area appraisal and management strategy February 2011**

## Assessment

### 1. Proposal

1.1 The proposal seeks permission for the replacement of two sash windows with two French doors at front elevation.

### 2. Assessment

The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity of neighbouring residential occupants

### 3. Design and Conservation

3.1 Policy D1 (Design) of the Camden Local plan states that the Council will require that all developments be of the highest standards of design, respects local context and character, and considers existing rhythms, symmetries and uniformities. Policy D2 (Heritage) expects development to preserve or enhance the character and appearance of the area and would take

into account conservation area statements when assessing planning applications for development in a conservation area.

- 3.2 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.
- 3.3 Swiss Cottage Conservation Area Statement states that, amongst the issues threatening to erode the special quality and character of the conservation area are unsympathetic elevational alterations and loss original/characteristic details. Paragraph 13.22 states that appearance of historic interest is harmed by the removal or loss of original architectural features. For example, the loss of sash windows can have considerable negative impact on the appearance of a historic building and the area. Further stating in Paragraph 13.24 that the Council will expect original architectural features and detailing to be retained and protected.
- 3.4 The application site is located within a long terrace of dwellings characterised by its consistent appearance of fenestrations, materials and repeated detailing of sash windows within the balcony area.
- 3.5 The detailed design of the proposed replacement of the sash windows with full height French doors are considered inappropriate and unsympathetic to the property and would result in the loss of traditional sash-style windows and disruption to the front elevational composition of the building. These features would appear at odds within the otherwise regular front composition of properties along the street, appearing incongruous within the streetscene. The appearance of the French doors would therefore be harmful to the appearance of the host building and character of the conservation area generally.
- 3.6 Whilst there are some properties such as Nos 44, 48 and 77 that have replaced windows with doors, there are no record of planning permission being granted for such changes. These examples serves to illustrate the harm that such alterations can cause to their host buildings and surrounding area and do not serve as a precedent that would justify the proposal.

#### **4. Amenity**

- 4.1 The proposed alterations to the front elevation are not considered to affect the amenity of neighbours in terms of outlook, sunlight/daylight, privacy and overlooking. The noise levels are not considered to adversely affect amenity due to existing windows.

**Recommendation: Refuse planning permission**