

Andover House 9A Eton Avenue NW3 3EL



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1. Front Elevation on Eton Avenue



2. Front Elevation on Eton Avenue



3. Rear elevation (centre)



4. Rear elevation (left side)



5. Rear elevation (right side)



6. Window details comparison to existing



7. Window Front Elevation Details



8. Window Section Details



| | | | | | | | |
|---|--|----------------------------|--|----------------------------------|--|-------------------------------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 19/09/2017 | |
| (Members Briefing) | | N/A | | Consultation Expiry Date: | | 06/09/2017 | |
| Officer | | | | Application Number(s) | | | |
| Alyce Keen | | | | 2017/3551/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Andover House 9A Eton Avenue London NW3 3EL | | | | Refer to decision notice. | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Replacement of all existing timber windows with anodised aluminium windows on front and rear elevation. | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |

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|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 01 | No. of objections | 01 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>No comments were received from local residents during the consultation period.</p> <p>Site Notice: 16/08/2017 – 06/09/2017. Press advert: 04/08/2017 – 25/08/2017.</p> | | | | | |
| CAAC/Local groups* comments: Belsize Park CAAC | <p>An objection was received from the Belsize Park CAAC. The CAAC objects the proposal on the following grounds:</p> <p>As far as one can tell, it is similar in its exterior dimensions to the existing white painted wooden frame. However our committee believes that when window frames in this CA are replaced, the new frames should be made of the same materials as the existing ones. Though Andover House is one of the newer buildings in Eton Avenue, the window frames are of wood, and do relate to those of the late Victorian and Arts and Crafts buildings in the immediate neighbourhood. We do not object to double glazing itself - which can present a subtly different appearance compared to single glazing - but the frame type is much more important here. We still hold that frames made of painted wood would be more in keeping, and if well constructed of hardwood, would be a long lasting and much more appropriate material than metal.</p> <p><i>Council is of the view that the replacement of the existing timber windows with aluminium is acceptable, in this instance, which is detailed in the assessment below. This view was informed by discussions with Council's conservation officers.</i></p> | | | | | |

Site Description

Andover House, 9A Eton Avenue, is a late 20th Century red brick block of flats located on the southern side of Eton Avenue.

The site is located within the Belsize Park Conservation Area however is not designated as a positive contributor or listed building.

Relevant History

2016/3138/P - Installation of new front door and sidelights. Granted planning permission 05/10/2016.

2014/3165/P - Replacement of all timber windows with UPVC windows on front, rear and side elevations.

Refused planning permission 08/08/2014 for the following grounds:

The proposed replacement windows by reason of their material would be detrimental to the appearance of the building and the character and appearance of the Belsize Park Conservation Area, contrary to policies: CS14 (Promoting high quality places and conserving our heritage) of Camden Local Development Framework Core Strategy 2010, as well as DP24 (Securing high quality design), and DP25 (Conserving Camden's heritage) of Camden's Local Development Framework Development Policies 2010.

Appeal dismissed 16/07/2015 for the following grounds:

In this case, No 9A's windows are a particularly important feature of the building, making up a large proportion of its main elevations. Any replacement windows here would therefore need to be carefully considered to ensure that the building's appearance is not degraded. Upvc has a different, more artificial appearance to timber, both when new and when aging. The use of upvc on this scale would emphasise the contrast between this modern building and its more traditionally designed neighbours, detracting from the coherence and harmony of the street scene.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

Belsize conservation area statement 2003

Assessment

1. Proposal

1.1 The proposal involves replacing all existing timber windows with anodised aluminium windows on the front and rear elevation.

Further Details

1.2 Further details of the aluminium window material to be used were provided and compared on site to the existing timber framed windows. An Alitherm heritage specification brochure and photos of a sample on site were reviewed by Council's conservation officer.

The key planning issues are as follows:

- Design & Character

2. Design & Character

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan Document is supported by CPG1 (Design).

2.2 Normally within Conservation Areas we would expect windows of interest to be replaced in a similar design and material. However, in this particular instance, Andover House dates from the late 20th century and is of a very modest architectural interest. The existing timber windows are not considered to be of architectural or historic interest – they are very utilitarian, plain, and unremarkable.

2.3 A section/sample of the proposed replacement windows, in anodised aluminium, have been viewed on site and compared with the existing in terms of appearance – size of framing, colour, form of opening lights, hinges, reflective glazing qualities, depth of unit, size of reveal etc. The existing and the proposed were considered to be very closely matched and while timber would be the preference, the use of metal windows in this instance, would not be discernible.

2.4 In this particular case the proposed change of material is considered to preserve the character of this part of the Belsize Park Conservation Area and as such officers have no objections to the proposed aluminium replacement windows.

Recommendation: Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 5th June 2018, 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'

Application ref: 2017/3551/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 30 May 2018

Development Management
Regeneration and Planning
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David Silverman
70 Woodland Drive
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Hertfordshire
WD17 3BZ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Andover House
9A Eton Avenue
London
NW3 3EL

DECISION

Proposal:

Replacement of all existing timber windows with anodised aluminium windows on front and rear elevation.

Drawing Nos: 14/1127/1 (Existing Elevations), 14/1127/2 (Proposed Elevations), Proposed Window Section 1, Proposed Window Section 2.

Alitherm Heritage brochure prepared by Smart architectural aluminium.
Design & Access Statement.

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).

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
14/1127/1 (Existing Elevations), 14/1127/2 (Proposed Elevations), Proposed Window Section 1, Proposed Window Section 2.
Alitherm Heritage brochure prepared by Smart architectural aluminium.
Design & Access Statement.

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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

David Joyce

DRAFT

DECISION