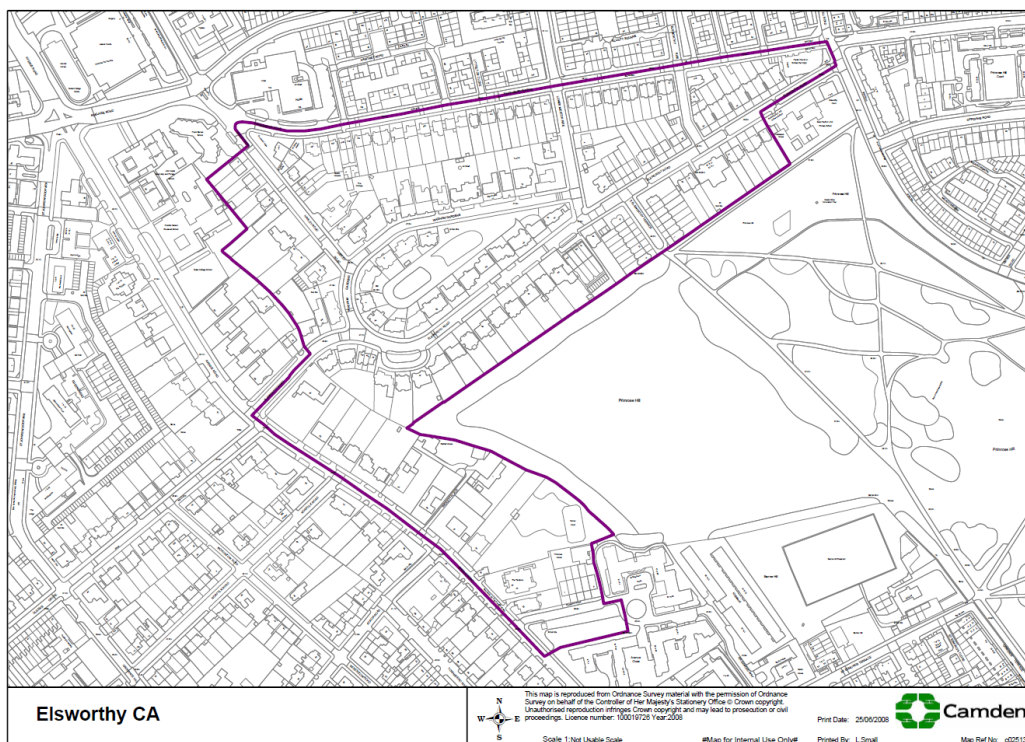


Historic Information:

The property falls within the conservation area of Elsworth which became a designated conservation area in February 1973. This was later extended in November 1985 to include the properties on Avenue Road with the final addition to the conservation area to include the properties on King Henry's Road in November 1991.



Albeit that the host dwelling forms part of the original conservation area it was a recent addition to the surrounding area and was only constructed in the late 1890's, due to the property being *Willett Built*, we have been careful with the proposed design to be in accordance to the guidance from Retrofitting Planning Guidance revision October 2013;

Conservation Area	<p>Permitted Conditions</p> <ul style="list-style-type: none"> - Dwellinghouse - materials used to be of similar appearance to the existing ones - Flats - appearance of windows to be the same as existing windows
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Considerations where planning permission required	<ul style="list-style-type: none"> - appearance of windows in relation to overall property and streetscene - materials and design should match original
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As such the proposed works as detailed in our plans we believe would be compliant with the following Policies:

D1: Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the streetfrontage;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation;*

D2: Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

CC1: Climate Change Mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

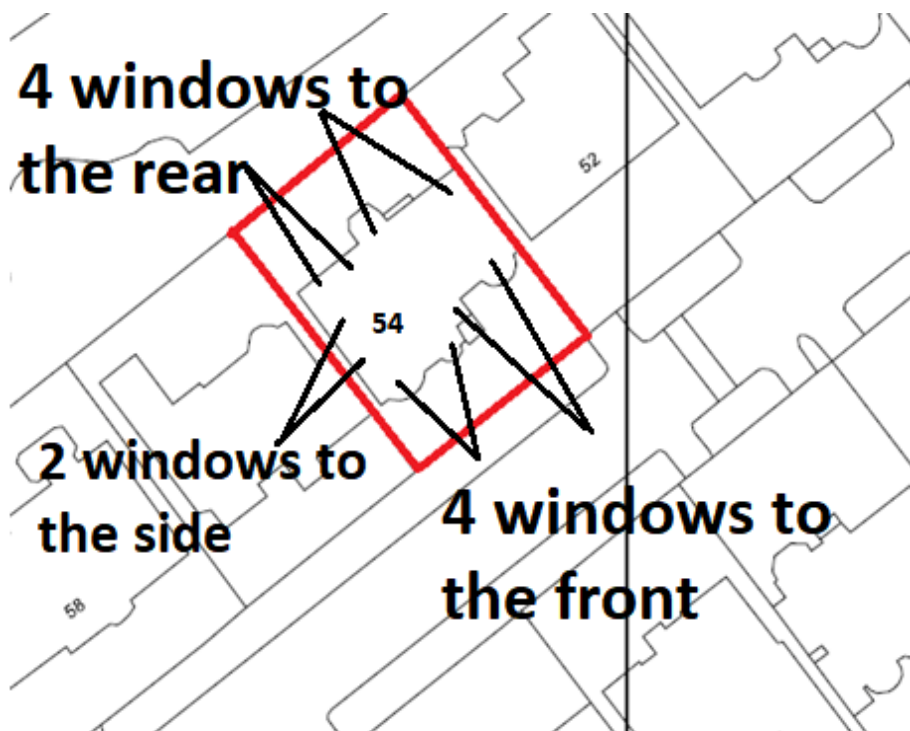
We will:

- a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;*
- d. support and encourage sensitive energy efficiency improvements to existing buildings;*
- e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and*
- f. expect all developments to optimise resource efficiency. For decentralised energy networks, we will promote decentralised energy*

Proposed Works:

We are proposing to replacing the 10 windows to the property in the photo and block plan below with our double glazed white timber flush fitting casement window.





With these replacements we can not only preserve the material fabric of the building by means of higher thermal efficiency (WER Rating A) but also contribute to the conservation area due to the windows being a significant part of the area. If these new windows were to be approved alongside the ones to the top floor then a large part of the building would have the same windows in appearance and efficiency. This results in a scheme which is not only recommended by the NPPF but additionally under the Energy efficiency planning guidance for conservation areas.

“If you decide that you do need to replace a single glazed window with a new double glazed window, it is relatively easy to source high quality double glazed timber windows which match the features and appearance of the existing window while significantly improving their thermal performance.”

Our windows may have a 28mm sealed unit but the property is set back from the street meaning that passers-by will only see the material and design of the windows and not the thickness of the glass which is broken up by the cottage bars.

NPPF

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

In accordance with the above guidance our proposals have been specifically chosen to match as closely as possible with the existing windows but with all the added benefits of modern technology. We would ask that in addition to the above the following information is also taken into consideration;

- To not allow a home owner to change their windows for the reason of the existing windows being original, despite the property not being listed, will put many homeowners into a situation whereby they may never be able to change their windows. This means they will not be able to maintain the health of the property, the health and comfort of the people living in the property who should be entitled to the same living standards considered acceptable in the 21st Century and they will be faced unnecessarily high heating bills. We acknowledge that the use of secondary double glazing can assist with retaining heat however this advice is normal given to the owners of listed buildings whereby the normal building regulation standards may be adapted and applied in a different way. All other proposals should comply.
- A fair balance needs to be struck between the ideals of historical preservation versus the wellbeing of individual home owners. We appreciate and acknowledge the importance of maintaining the looks of a conservation area but would also argue that there needs to be a fair balance struck between aesthetics and the reality of

living in a conservation area. With this in mind the improvement in ventilation will ensure the health and the integrity of the fabric of the building, thus maintaining a building of importance as well as making the property a healthier environment to live in. This should be weighed up against the likely reality of the potential impact any replacements will have on the general public, which we would consider to be minimal or non-existent.

- We would highlight that the property is not listed or locally listed and therefore should not be subject to the same stringent restrictions applied to Listed Buildings. A balanced approach needs to be taken when assessing our proposals – we note that there have been several other properties in the area which have changed their windows without planning. We would imagine they must have been deemed like for like, however without an application to the council how has this assessment been made or regulated can be down to individual interpretation.
- Furthermore applying for planning permission is compulsory as these are now split into flats whereas if the property had been a house “like for like” principles would apply meaning that the windows need to be “similar appearance,” only. This would mean design is often down to interpretation and as many properties change their windows without approval. Sometimes using PVCu in the same designs is acceptable as the windows look similar in appearance to the previous ones. Sometimes this goes unnoticed for years as there is no reason for anyone else in the vicinity to complain about the replacement as they wish to change their windows also.
- If owners are advised they can change their windows in a conservation area as long as they are like for like in other situations without providing justification for such then we should not have too either. If our customer wishes to upgrade their windows with a timber product sympathetic to the property and area as long as they are meeting the criteria to do so they should be allowed to.

To conclude with the above in mind we trust our proposals will be favourable as we do not believe they will have any detrimental impact on the conservation area as a whole and consider the proposals will further enhance it.