

Flat 1st floor, 29 Buckland Crescent (2019/4578/P)



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Site visit photos, Flat 1st Floor, 29 Buckland Crescent. Ref: 2019/4578/P



1. View from front of house from Buckland Crescent.



2. Close-up view of railings above portico and 1st floor windows from ground level.



3. Close up of railings from small terrace area above portico.



4. View of first floor front windows.



5. View of French doors (above portico).



6. View of fan-light window above French doors.



7. Close up view of detailing around French doors (no alterations to these surrounding architectural details)



8. French doors, view from inside flat.



9. View from inside flat (Front window)



10. View from inside flat (front window)



11. Close-up view of window frame from inside flat.



12. View of rear window from inside flat.



13. View of rear window from inside flat.



14. Close-up view of rear window frame from inside flat.



15. View of front of No. 45 Buckland Crescent, as mentioned in objection from resident.
Note: similar property, but different style of balustrading detail above the portico.

Delegated Report		Analysis sheet		Expiry Date:	04/12/2019
		N/A / attached		Consultation Expiry Date:	03/11/2019
Officer			Application Number(s)		
Matthew Dempsey			2019/4578/P		
Application Address			Drawing Numbers		
Flat 1st Floor 29 Buckland Crescent London NW3 5DJ			Site Location Plan 305 / 100, 305 / 10A, 305 / 11, 305 / 12A, 305 / 13. Design and Access Statement.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of double glazed timber framed sash windows and French doors.					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

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
Summary of consultation responses:	<p>A site notice was displayed from 04/10/2019 which expired 28/10/2019. A press notice was published on 10/10/2019 which expired 03/11/2019.</p> <p>1 x resident objected to the proposed windows, stating they were not the correct period for the building. The suggested the existing and proposed drawings were incorrect and reflected details on No. 41, not No. 29</p> <p><i>Officer response: Inconsistencies with the drawings were pointed out to the applicant who provided revised drawings. The revised proposed drawings are considered acceptable.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Conservation Area Advisory Committee (BCAAC) objected due to lack of clarity about subdivisions and insisted that re-glazing should follow the original design.</p> <p><i>Officer response: For the avoidance of any doubt there is no proposed subdivision of the first floor flat. Upon visiting the site, Inconsistencies with the drawings were pointed out to the applicant who provided revised drawings. The revised proposed drawings are considered acceptable.</i></p>					

Site Description

The host property is a 3-storey stucco rendered Italianate villa typical of the immediate vicinity, previously converted into flats. The specific site is the first floor flat. The property is not listed but it is within the Belsize Conservation Area, and is specifically noted as making a positive contribution to the area.

Relevant History

2014/3116/P - Change of use at basement and ground floor levels from 1 x 3 bed flat and 1 x 2 bed flat to 1 x 5 bed maisonette, following extension of lower ground floor rear conservatory, associated enlargement of existing ground floor rear roof terrace, installation of stair and replacement balustrade, and alterations to fenestration. **Granted 28/08/2014.**

2003/1053/P - The creation of new door opening and the erection of a railing to the second floor flat roof on the side of the building, in connection with the use of the area as a roof terrace. **Granted 24/10/2003.**

CTP1549 - The provision of French windows and an iron railing to the terrace over the loggia at No. 29, Buckland Crescent, Camden. **Permission 03/03/1966.**

TPD1699 - Conversion of two maisonettes at 29, Buckland Crescent N.W.3 into four flats with extension at side. **Conditional 06/11/1964.**

TP65019 - The conversion of No. 29, Buckland Crescent, Hampstead. into two self-contained maisonettes. **Permission 14/05/1952.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

CPG Altering and extending your home (2019)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal:

- 1.0 Planning permission is sought for; the replacement of existing timber framed sash windows with new double-glazed timber framed units, and;
- 1.1 The replacement of the existing timber framed French doors with new double-glazed timber framed French doors.
- 1.2 Works to the front elevation comprises the replacement of 2 x sash windows and 1x set of French doors (above entrance portico). Works to the rear comprises replacement of 3 x sash windows.

2.0 Revisions:

- 2.0 Front elevation plans were revised during consultation to accurately reflect the detailed design of the iron railings (not subject to any alteration), to the small terrace area to which the French doors open on to.

3.0 Design:

- 3.0 The new proposed fenestration has been designed to closely match the existing arrangements in terms of style, materials, and colour.
- 3.1 The proposals would involve the replacement of the existing single glazing with new double glazing. The timber frames would remain as existing, and as such, the visual impact would be limited.
- 3.2 The new fenestration is not considered to have any negative impact on the character or appearance of the conservation area and is in accordance with policies D1 and D2 of the Local Plan.
- 3.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity:

- 4.1 Given the location and nature of the proposals, and the fact that the windows would remain as existing and no new windows would be introduced, it is considered that this development would have no adverse effect on the amenity of neighbouring properties in terms of overlooking, outlook or daylight/sunlight, accordance with policy A1 of the Local Plan

5.0 Recommendation:

- 5.1 Grant 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 Monday 2nd December 2019, 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: 2019/4578/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 28 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

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www.camden.gov.uk

LYN Atelier
2nd Floor, 23-24 Easton Street
London
WC1X 0DS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
29 Buckland Crescent
London
NW3 5DJ

DECISION

Proposal: Installation of double glazed timber framed sash windows and French doors.

Drawing Nos: Site Location Plan 305 / 100, 305 / 10A, 305 / 11, 305 / 12A, 305 / 13.
Design and 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 Slte Location Plan 305 / 100, 305 / 10A, 305 / 11, 305 / 12A, 305 / 13. Design and 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION