

Delegated Report		Analysis sheet		Expiry Date:		04/12/2019	
(Members Briefing)		N/A		Consultation Expiry Date:		10/11/2019	
Officer				Application Number(s)			
Jennifer Walsh				2019/4803/P			
Application Address				Drawing Numbers			
8 Fawley Road London NW6 1SH				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of timber single glazed sash windows and door with like-for-like double glazed windows and doors to residential building (class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 16/10/2019 – 09/11/2019 A press notice was advertised on 16/10/2019 No responses have been received.					
CAAC/Local groups comments:		No response was received from West End Green Conservation Area Group.					

Site Description

8 Fawley Road is a substantial semi detached property currently split into flats. The property is not a listed building but it is located within the West End Green Conservation area. The property is noted as a building that makes a positive contribution to the conservation area.

Relevant History

23344 – Change of use to six self-contained dwelling units, including works of conversion. Approved 23/12/1976

Relevant policies

National Planning Policy Framework 2019

London Plan 2016 (draft 2019)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate Change Mitigation

Camden Planning Guidance

CPG Design 2019

CPG Amenity 2018

West End Green Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 The existing windows and doors are single glazed timber casement windows, single-glazed double hung sliding sash windows and the single glazed timber double doors. The proposal seeks to replace all the existing single-glazed windows with double glazed timber casement/sash windows to match the existing and double glazed timber doors (excluding the main front door and the side door). Slimlite glazing is also proposed with fenestration details to match the existing.

2.0 Revisions

2.1 Revisions have been received to clearly clarify that only the window frames are to be replaced and the fenestration details including the lintels, brick arches are retained across the building.

3.0 Conservation and Design

3.1 Local Plan Policy D1 states that 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).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.3. The application site is located within the West End Green Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.4 Revised drawings have been submitted which shows the fenestration details to remain in situ and only the window frames themselves to be replaced. The material is not going to change, however, due to being double glazed, the thickness of the glazing bars shall be made slightly larger through the proposal. Having examined the window schedule, the change in the thickness is minimal and in this instance, due to the whole building being replaced and care taken to match the existing details and materials, it is not considered to harm the host property nor the wider conservation area. To the side elevation, two ground floor level windows are to be altered with a larger opening window being located to the left rather than as existing which is on the right, yet the window size itself not due to change. This is due to manufactures specification. These windows are not visible from the conservation area and the changes are not considered to cause any harm.

3.5. The proposal is considered to enhance the character and appearance of the conservation area. 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 2013.

3.6 As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of

Camden Local Plan 2017.

4.0 Impact on Neighbour Amenity

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. All replacement window frames are to be in existing openings and given the siting, scale and nature of the proposed alterations, they are not considered to result in any harm to the residential amenities of neighbouring properties.

4.3. Given the above, the proposal is considered not to result in undue harm to neighbouring amenity in compliance 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'.