

Delegated Report		Analysis sheet		Expiry Date:	17/02/2020
		N/A / attached		Consultation Expiry Date:	16/02/2020
Officer			Application Number(s)		
Alyce Jeffery			2019/5421/P		
Application Address			Drawing Numbers		
Flat 5 112 Fitzjohn's Avenue London NW3 6NT			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of the existing third floor, front and side elevation single glazed painted timber framed windows with double glazed aluminium framed windows; and painting of the third floor front dormer cheeks.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 23/01/2020 that expired on 16/02/2020 and a press advert was published in the Ham & High on 16/01/2020 that expired on 9/02/2020.</p> <p>Four objections were received from adjoining residents and the Heath & Hampstead Society following the statutory consultation period; 4 Lower Terrace, 21 Windmill Hill and 8a Belsize Court. The responses are summarised below;</p> <ul style="list-style-type: none">The applicant has an opportunity to improve the current arrangement, which this application does not do. <i>(Officer comment: Officers must assess the proposal put before them.)</i>Installation of aluminium windows to a poorly designed extension prolongs its life which is harmful to the conservation area. <i>(Officer comment: Officers must assess the proposal put before them.)</i>					

Site Description

The site comprises a four storey (plus roof accommodation) red brick semi-detached Victorian property which was sub divided into five self-contained units during the mid-1950s. This application relates to the top floor flat located on the third floor, no. 5.

The site is located on the eastern side of Fitzjohn's Avenue and lies within the Fitzjohn's Netherhall Conservation Area.

Relevant History

112 Fitzjohn's Avenue

524 - The conversion of No. 112, Fitzjohn's Avenue, Hampstead, into five self-contained flats (including mansard roof extension) – **Granted** by London County Council date unknown.

Flat 4, 112 Fitzjohn's Avenue

2013/3981/P - Replacement of 6 x existing UPVC casement windows with double glazed timber sash windows to the front, side and rear elevation in connection with residential flat (Class C3) – **Granted** 31/07/2013.

108 Fitzjohn's Avenue

2018/5027/P - Conversion of existing 2 bed unit at lower and ground floor levels to provide 1 x 2bed unit at lower ground floor and 1 x 2bed unit at ground floor; erection of rear bay extension and lower ground floor extension providing additional floorspace to existing lower, ground and first units, enlarge rear dormer, roof terrace and associated elevational and landscaping alterations – **Granted**

21/12/2018.

Officers note that the proposal included removing non-original and unsympathetic features including the top floor dormer window and reinstating the original form including traditional timber sash windows.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016, consolidated with alterations since 2011

The London Plan (intend to publish) 2019

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

Camden Planning Guidance

CPG Design

CPG Amenity

Hampstead Neighbourhood Plan 2015

Policy DH1 Design

Policy DH2 Conservation areas and listed buildings

Fitzjohn and Netherhall Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of the existing third floor, front and side elevation single glazed painted timber framed windows with double glazed aluminium framed windows. The windows would be part tilt and turn, and part fixed.

1.2 The applicant was given an opportunity to amend the design and material of the windows prior to the decision date, however they chose not to alter the design or material as per the requested amendments.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity

Design and character

2.2 Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

2.3 Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

2.4 The above guidance is echoed within policy DH2 of the Hampstead Neighbourhood Plan 2015, which states that 'new development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.' Furthermore, the Fitzjohn and Netherhall Conservation Area states that 'where details have been removed in the past, replacement with suitable copies will be encouraged.'

2.5 The mansard and dormers subject to the window replacements, was granted planning permission and constructed in the mid-1950s prior to the designation of the conservation area, and is considered to represent an unsympathetic and dominant addition. Whilst the whole roof extension is out of proportion and overbearing, the existing windows do not respect the character and appearance of the traditional windows present on the lower floors of the host building or surrounding area, therefore any replacement should be timber sash windows to match the existing lower floors. Officers consider the replacement windows, by virtue of the tilt and turn design, and aluminium materiality are unacceptable as they would not preserve or enhance the special interest of the area. The proposal would harm the character and appearance of the host building and surrounding conservation area, contrary to the above mentioned policies and cannot be supported.

Amenity

2.7 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.8 Due to the siting and nature of the proposed works, officers do not have concerns regarding the amenity of neighbouring occupants.

3.0 Recommendation

3.1 Refuse planning permission