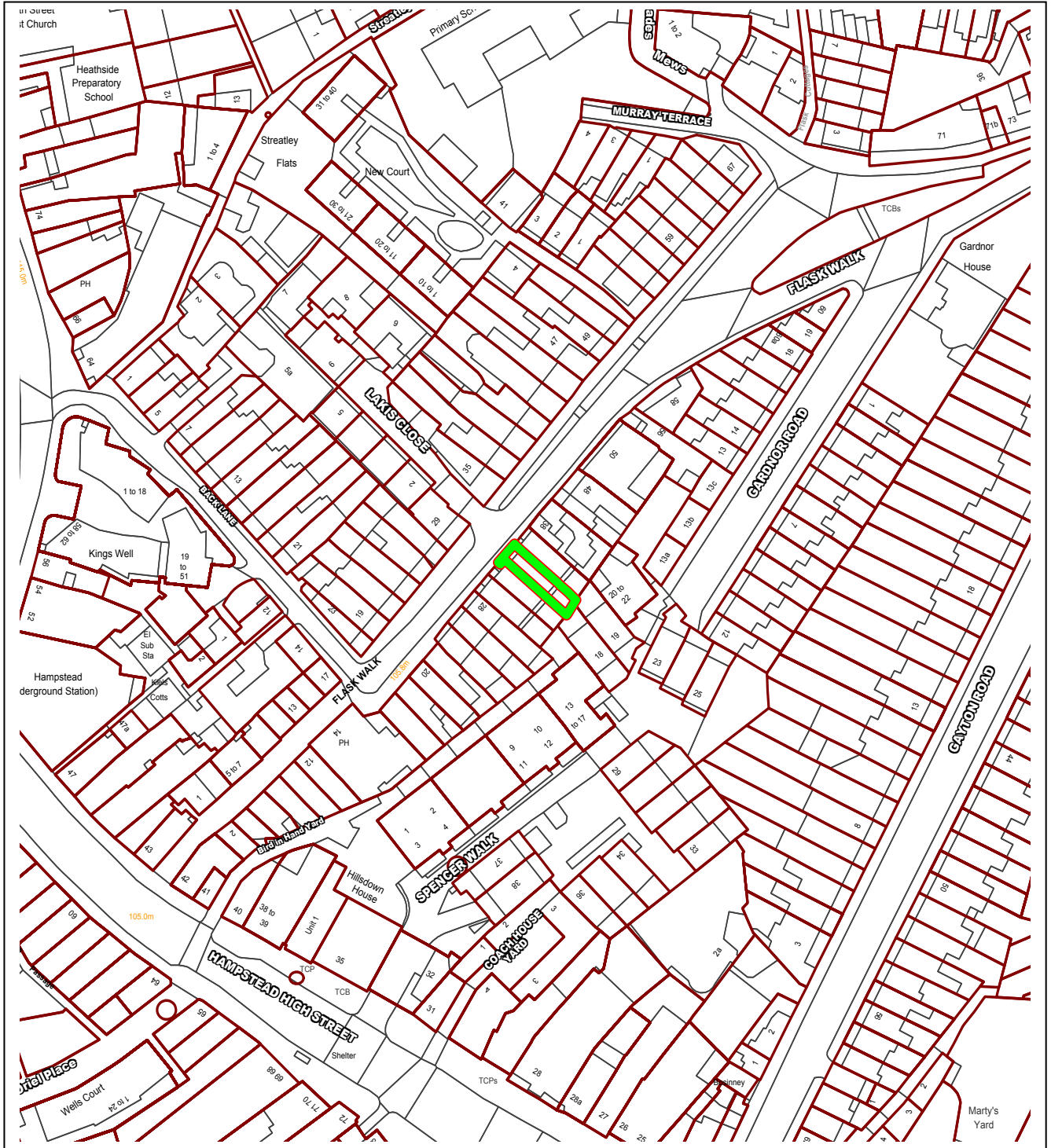


34 Flask Walk, NW3 1HE. Ref. 2020/0787/P

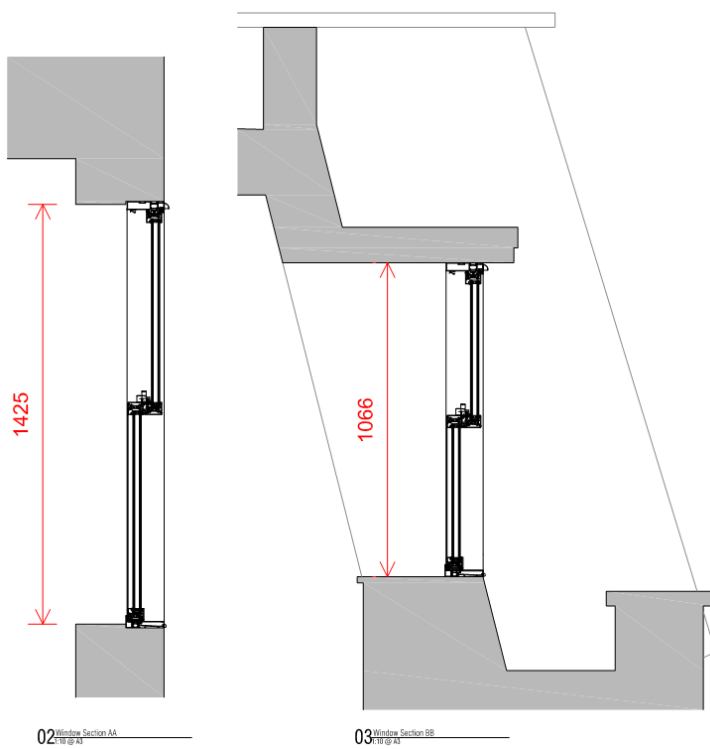


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2020/0787/P – 34 Flask Walk, NW3 1HE



1 (above): Existing front elevation



2 (above): Proposed sections - first and second floors (left), mansard level (right)



3 (above): Existing street view

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/05/2020
		N/A	Consultation Expiry Date:	26/05/2020
Officer			Application Number(s)	
Ben Farrant			2020/0787/P	
Application Address			Drawing Numbers	
34 Flask Walk London NW3 1HE			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of front elevation timber sash windows with aluminium sash windows.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	1	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 08/04/2020 (consultation end date 02/05/2020).</p> <p>A press notice was published on 09/04/2020 (consultation end date 03/05/2020).</p> <p>One comment was received on the first date of consultation that the plans were not showing in full on the website. This was immediately corrected on the same date (08/04/2020) with all plans/information being publically available throughout the statutory consultation period (i.e. the date the site notice was displayed and the day before the press release was published). No further third party comments or objections were received.</p>			
Hampstead Neighbourhood Forum	<p>An objection was received from the Hampstead Neighbourhood Forum, as follows:</p> <p><i>“This application seeks to replace all the sash windows on the front elevation with a kind of aluminium sash window that would, it is claimed, reduce drafts and noise.</i></p> <p><i>The house as it stands has no design merits, having been given a box shape that hangs over Flask Walk, beyond the front elevations of neighbouring houses. The draft of the new Conservation Area Appraisal and Management Strategy, echoing the existing Conservation Area Statement, notes that:</i></p> <p><i>The scale of No.34, re-modelled more recently, is over-dominant as it projects forward at first floor level and has a roof extension. The garage at ground floor level is detrimental to the streetscape.</i></p> <p><i>Nevertheless, it remains important that the house should as much as possible form part of its context within the Hampstead Conservation Area and with the streetscape of Flask Walk. Timber sash windows conform with both, but the proposed aluminium windows would not do so. They would set an unfortunate example for the entire character area as delineated within the Hampstead Neighbourhood Plan.</i></p> <p><i>The Forum therefore recommends that the application be refused as it is contrary to policies DH1 and DH2 of the Hampstead Neighbourhood Plan.”</i></p> <p><u>Officer Comment:</u></p> <p>1. <i>Please see Section 3 of the report. In summary, the proposal is considered to preserve the character and appearance of the Hampstead Conservation Area and be in accordance with the</i></p>			

Hampstead Neighbourhood Plan. The rationale behind this view is outlined in the main body of the report below.

Site Description

The application site comprises a three storey (with mansard roof addition) mid-terraced 1970's property. It has an integral garage and access door at ground level with an overhang at first and second floors, before stepping back with the roof level mansard. The property has white painted timber framed sash windows fronting Flask Walk.

The property is not a listed building, with the nearest listed buildings (Grade II) at nos. 46-48 Flask Walk (southern side) and nos.35-47 Flask Walk (northern side). The property is within sub-area 2 of the Hampstead Conservation Area. The Hampstead Conservation Area Statement incorrectly references the property as no.36 (rather than no.34), but states the following:

"The scale of No.36 is over dominant as it projects forward at first floor level and has a roof extension. The garage at ground floor level is detrimental to the streetscape."

The garage in particular is noted within the conservation area statement as a '*building or feature which detracts from the character of the area and would benefit from enhancement*'.

The property is also within the Hampstead Neighbourhood Plan area.

Relevant Planning History

None directly applicable.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

Hampstead Conservation Area Statement (2002)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Removal of the existing front facing timber sash windows at first and second floors and mansard level, and replacement with aluminium framed sliding sashes.

2. Revisions

2.1. No revisions were received during the course of this application.

3. 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. CPG Altering and extending your home (2019) states that windows where possible should be replaced 'like-for-like' with the originals, and that where timber is the traditional window material, replacements should also be in timber frames. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible.

3.4. The application site is located within the Hampstead 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.

3.5. Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the area. DH2 of the Hampstead Neighbourhood Plan states that regard must be had to the relevant Conservation Area Statement, and that development should take advantage of opportunities to enhance the conservation area.

3.6. The application proposes to replace timber framed sash windows with aluminium alternatives in an area with predominantly timber framed sashes; however, the host property is not historic, and is one of three modern interventions on the southern side of the street. It is also directly opposite a modern building (no. 29) on the northern street. The host property was constructed in the 1970s and contributes little to the character and appearance of the conservation area in terms of architectural merit.

3.7. The proposed window system is considered to be of high quality and design. Whilst it would not replace the windows like-like, the appearance and configuration of the proposed windows is considered to be appropriate to the host property in this instance given the buildings circumstances and context. Despite guidance considering that this type of development would typically be resisted, an exception is considered appropriate given the modern nature of the property being different from the surrounding context. Overall the proposal is considered to preserve the character and appearance of the property and the surrounding conservation area.

3.8. 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.

4. Impact on neighbouring 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. The replacement windows would fit within the existing openings and would not project any further beyond the plane of the building than the existing. As such, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

4.3. Given the above, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018), the London Plan 2016, and the National Planning Policy Framework 2019.

Recommendation:

Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th May 2020, 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: 2020/0787/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 20 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk

Andreas Christodoulou Architectural Associates
42 Granville Place
London
N12 0AX

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**34 Flask Walk
London
NW3 1HE**

DECISION

Proposal: Replacement of front elevation timber sash windows with aluminium sash windows.
Drawing Nos: 98-001-P01, 98-002-P01, 98-200-P02, 98-210-P02, 00-200-P01, 00-210-P01,
00-600-P01 & VS600 Product Specification.

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: 98-001-P01, 98-002-P01, 98-200-P02, 98-210-P02, 00-200-P01, 00-210-P01, 00-600-P01 & VS600 Product Specification.

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 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