

Delegated Report		Analysis sheet		Expiry Date:	28/09/2020
		N/A		Consultation Expiry Date:	18/10/2020
Officer			Application Number(s)		
Tony Young			2020/3499/P		
Application Address			Drawing Numbers		
6 Constantine Road London NW3 2NG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations at rear ground floor level, involving the insertion of new aluminium framed double-glazed window within existing chimney breast (following removal of small timber framed window); and the replacement of uPVC / aluminium framed doors with aluminium framed double-glazed, bi-folding doors and fixed glazed panels within enlarged flank wall opening.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers & local groups	No. notified	0	No. of responses	1	No. of objections	1
	A <u>site notice</u> was displayed from 18/09/2020 to 12/10/2020 A <u>press notice</u> was published from 24/09/2020 to 18/10/2020					
Summary of consultation responses from local residents, CAAC/local groups, etc	<u>South End Close Residents Association</u> objected to the application summarised as follows: <ul style="list-style-type: none"> <i>This property backs onto South End Close. Concern that proposed works will therefore involve using the Close as a route for large scale deliveries with building materials stored there and possible damage to property, noise and debris covering the estate.</i> <u>Officer Response:</u> <ul style="list-style-type: none"> <i>The application site is located on a different part of Constantine Road that doesn't back onto South End Close, and as such, the estate would not be directly affected by the proposed works.</i> 					

Site Description

The site comprises a 2-storey mid-terraced, late Victorian/Edwardian red brick residential property on the south side of Constantine Road, close to the corner junction with Fleet Road. It is a single dwelling house and situated within a mainly residential area to the east along Constantine Road and a predominantly commercial environment with retail and restaurant units located opposite and to the west in Pond Street, South End Green and Fleet Road.

The property sits within the Mansfield Conservation and Hampstead Neighbourhood Areas. Although the building isn't listed, it is identified as making a positive contribution to the conservation area in the Mansfield Conservation Area Appraisal and Management Strategy (adopted December 2008).

Relevant History

None

Relevant policies

National Planning Policy Framework 2019

London Plan 2020

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Hampstead Neighbourhood Plan 2018

DH1 - Design

DH2 - Conservation areas and listed buildings

Camden Planning Guidance

CPG Design (January 2021) - chapters 1 (Introduction), 2 (Design excellence) and 3 (Heritage)

CPG Home improvements (January 2021) – Introduction and Home improvements (sections on materials and external alterations)

CPG Amenity (January 2021) – chapters 1 (Introduction) and 2 (Overlooking, privacy and outlook)

Mansfield Conservation Area Appraisal & Management Strategy (adopted December 2008)

Parts 1 (Conservation area appraisal) and 2 (Management strategy)

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

Assessment

1. Proposal

1.1 Planning permission is sought for alterations at ground floor level to the rear of the property involving:

- insertion of new aluminium framed double-glazed window on rear elevation within existing chimney breast (following removal of small timber framed window); and
- replacement of uPVC / aluminium framed doors with aluminium framed double-glazed, bi-folding doors and fixed glazed panels within enlarged flank wall opening.

2. Amendments

2.1 The original proposals to the side elevation included slim door frames (Cor Vision Sliding system) more suited to a contemporary building and the absence of brick arch detailing above the doors.

Following Council advice, the applicant amended the proposals and drawings to replace the doors with a different door and frame specification and to include brick arch detailing above the doors.

2.2 The original proposals to the rear elevation included slim double window frames more suited to a contemporary building, a wide opening that cut through the chimney breast and extended further into the wall of the rear elevation. The applicant was advised by the Council in regard to concerns about the proposed materials, design and architectural integrity of the chimney breast, and advised about possible alternative options. The applicant chose not to follow Council advice in this regard and submitted a series of revised proposals with the final revised proposals that form the basis of this application being confirmed by email dated 19/11/2020.

3. Assessment

3.1 The principle considerations in the determination of this application are:

- the design and impact of the proposals on the character and appearance of the host building, rear locality, and Mansfield Conservation and Hampstead Neighbourhood Areas; and
- the impact of the proposal on neighbouring amenity.

4. Design

4.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that *“Good design takes account of its surroundings and preserves what is distinctive and valued about the local area,”* and expects all development to specifically consider:

- the character and proportions of the existing building;
- the character, setting, context, form and scale of neighbouring buildings;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations.

4.2 Local Plan Policy D2 (Heritage) also states that the Council will only permit development within conservation areas that preserve and enhance the character and appearance of the area. The Mansfield Conservation Area Appraisal and Management Strategy (adopted December 2008) supports this when stating that its designation as a conservation area, *“provides the basis for policies designed to preserve or enhance the special interest of such an area.”*

4.3 Policies D1 and D2 are supported by Hampstead Neighbourhood Plan Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) which requires that development proposals should respond and contribute positively to the distinctiveness and history of the area, as well as, respect and enhance the character of the area.

4.4 Whilst the host property is not listed, the red brick mid-terrace property has an attractive and characterful appearance within the Mansfield Conservation and Hampstead Neighbourhood Areas, and is a good quality and well preserved example of late Victorian/Edwardian architecture. The original timber sash windows of the front and rear façades remain mainly intact and are consistent with the original character and proportions of the building. As such, the detailing and materials for any alterations should be sympathetic to the existing character and appearance of the building and wider locality.

New aluminium framed, double-glazed window located within existing chimney breast

4.5 The first part of the proposal involves the insertion of a new aluminium framed, double-glazed window within a new opening made in an existing chimney breast on the rear elevation (see Photos 1 and 2 below).



Photos 1 and 2 – showing the rear of the property and proposed window position within external chimney breast

4.6 Although this is a rear elevation of the host property, it has the appearance and impression of being a side or flank wall by virtue of the absence of fenestration, apart from one small window at ground floor level (hidden beneath garden undergrowth) and a tall chimney breast which rises up the full height of the building from ground level. The existing small window would be removed as part of the proposals and the opening bricked-up.

4.7 The proposed window would be a fixed panel window with glazing bars. The appearance would be at odds with the existing fenestration at the property which are mainly timber sash windows characterised by a vertical sliding method of opening and absence of glazing bars. The proposed window would also have a strong horizontal emphasis and proportions that do not match or relate to existing fenestration. This would be contrary to Camden Planning Guidance CPG (Home improvements – Section 3.1) which advises that *“New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building.”*

4.8 The use of aluminium material is also considered to be inappropriate given that existing window frames at both the front and rear of the property are timber material. CPG (Home improvements – Section 1: Materials) advises that the choice of materials should form an integral part of the design process. This is supported by Local Plan Policy D1 (Design) which more specifically states that *“Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.”*

4.9 Furthermore, while the absence of fenestration in this elevation does not preclude the insertion of a suitably designed and positioned window, in this instance, the insertion of the proposed window within an opening cut into a chimney breast would be an unusual and inappropriate place for a window to be located. More importantly, it would interrupt and cut through an architectural feature of the building. As such, the proposal would result in a very odd and incongruous appearance in

this elevation, and in so doing, damage the architectural integrity of the building and harm the character and appearance as a whole.

- 4.10 It is noted that the proposed side elevation drawing (ref. KS/2020/03 rev C) shows the proposed removal of the lower part of the chimney breast at its base (see Image 2 below). This alteration in form is inconsistent with the proposed rear elevation drawing (also ref. KS/2020/03 rev C) and window details drawing (ref. KS/2020/04 rev B) which appear to show the chimney breast as being unaltered apart from the insertion of the proposed window within a new opening cut into it (see Image 1 below). As such, notwithstanding the design concerns associated with this alteration, this also raises structural concerns which further emphasise the unsuitability of the proposals. The applicant was offered the opportunity to provide an amended side elevation drawing to be included as part of final revisions for the application proposals; however, no amendments were submitted to the Council.

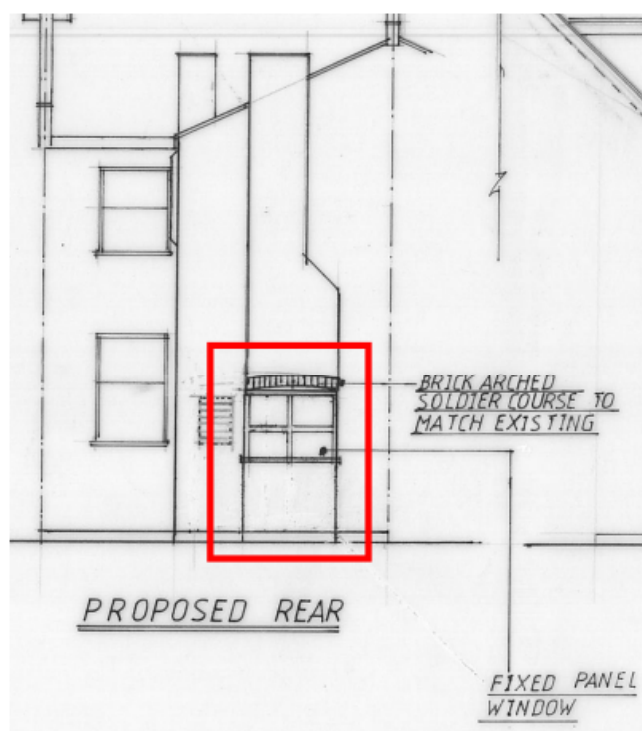


Image 1 - showing the rear elevation with proposed window inserted into chimney breast



Image 2 – showing side elevation with lower part of chimney breast removed

- 4.11 Overall therefore, the proposal fails to respect the form and design of the host building, by virtue its incongruous and unsympathetic design, position, proportions and material, and as such, is harmful to the character and appearance of the host building, rear locality, and wider Mansfield Conservation and Hampstead Neighbourhood Areas, and does not accord with Local Plan policies D1 and D2, and policies DH1 and DH2 of the Hampstead Neighbourhood Area Plan.

Replacement aluminium framed, double-glazed bi-folding doors and fixed glazed panels

- 4.12 The second part of the proposal involves the replacement of existing uPVC / aluminium framed glazed doors on the rear flank wall with aluminium framed, double-glazed bi-folding doors and fixed glazed panels. The doors would be positioned centrally with 2 fixed glazed panels on either side, all within an enlarged opening in the flank wall.
- 4.13 Although aluminium is not the traditional material at the property, its proposed use for the replacement doors and panels would be appropriate in this instance given that the existing doors to be replaced already have frames made from a combination of uPVC / aluminium materials. The side aspect of the flank wall is also not as widely visible as the front or rear elevations, and therefore, ground floor level doors of this kind are more suitably accommodated in this location as they would appear less noticeable.

- 4.14 The white coloured frames and brick arch detail above the wider door opening would be in keeping with the appearance of the rest of the building. While it is recognised that there would be some degree of increased thickness to the proposed door frames in order to accommodate double glazed panes when compared to the existing single glazed equivalents, in this instance, the use of suitably designed replacement units are considered to be an appropriate and sympathetic change unlikely to alter or detract from the character and appearance of the host building.
- 4.15 Overall therefore, this part of the proposal is considered to be acceptable in terms of its design, materials, colour, opening methods and proportions, and as such, would not detract from the existing character and appearance of the host building or rear of the property, nor would it be detrimental to the wider Mansfield Conservation and Hampstead Neighbourhood Areas, and is acceptable.
- 4.16 In considering the proposals, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Mansfield Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Amenity

- 5.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by Camden Planning Guidance (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered and seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree*."
- 5.2 There are no amenity concerns from the proposed works given that the replacement doors and new window would both occupy similar positions as the existing doors and window which they would replace. As such, the proposed development would not result in any loss of amenity for neighbours in terms of privacy, overlooking or sense of enclosure, and would accord with Camden Local Plan Policy A1 and Camden Planning Guidance.

6. Recommendation

- 6.1 It is therefore recommended that planning permission be refused for the following reason:
- 6.2 The proposed rear window located within a new opening in an existing chimney breast, by reason of its design, location, proportions and material, would appear as an incongruous and unsympathetic alteration, harmful to the character and appearance of the host building, rear locality, and the Mansfield Conservation and Hampstead Neighbourhood Areas, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Area Plan 2018.