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| Delegated Report (Refusal) | Analysis sheet | | Expiry Date: | | 28/01/2021 | | |
| | N/A / attached | | Consultation Expiry Date: | | 07/02/2021 | | |
| Officer | | | Application Number(s) | | | | |
| Obote Hope | | | 2020/5636/P | | | | |
| Application Address | | | Drawing Numbers | | | | |
| Flat 3 5 Eton Avenue London NW3 3EL | | | See decision notice | | | | |
| Proposal(s) | | | | | | | |
| Installation of new double glazed timber sash windows, as a replacement of the existing single glazed stained windows to the front elevation at first floor level. | | | | | | | |
| Recommendation(s): | | Refuse planning permission | | | | | |
| Application Type: | | Full Planning Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 0 | No. of responses | 1 | No. of objections | 0 |
| Summary of consultation responses: | | <p>A site notice was displayed from 13/01/2021 to 13/01/2021. A press notice was advertised on 15/01/2021 to 06/02/2021.</p> <p>The Belsize CAAC raised the objection as listed below:</p> <ul style="list-style-type: none"> Object to the loss of the stained glass leaded lights. | | | | | |

Site Description

The site comprises a three-storey semi-detached property located on the southern side of Eton Avenue. The building has been divided into four flats. This application relates to the first floor flat only.

The building is not listed but is located within the Belsize Conservation Area and is identified in the conservation area statement as making a positive contribution to its character and appearance.

Relevant History

Relevant policies

National Policy Planning Framework (2019) **London Plan 2021**

Camden Local Plan (2017)

- A1 – Managing the impact of development
- D1 – Design
- D2 – Heritage

Camden Planning Guidance

- CPG Home Improvement (2021) – Sections 3
- CPG Amenity (2021)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the replacement of all the leaded stained single glazed timber framed sash windows at first floor level with double-glazed timber framed sash replacements;

2.0 Assessment

- 2.1 The principle considerations material to determining this application are as follows:

- Design (the impact of the proposal on the character and appearance of the host property, as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design and Appearance

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance. These policies are supported by Camden Planning Guidance on Home Improvement.

- 3.2 Section 3.0 of CPG Home Improvement advises (p56) that *"If your property is in a Conservation Area you are encouraged to consider Historic Glass. The Council also encourages the restoration of original features if appropriate"*. The CPG advises that replacement windows should match the dimensions, proportions, joinery details, panelling and glazing of the original.

- 3.3 The Belsize Conservation Area Statement notes on page 13 that Eton Avenue and Strathray Gardens *'are relatively quiet, straight residential roads of large, detached red brick houses. They were developed over a period of approximately fifteen to twenty years starting in 1885 with much of the development at the eastern end of the area being undertaken by William Willett and Son'*. The conservation area statement identifies the houses on Eton Avenue *'as predominantly of Queen Anne style, but with groups of buildings showing some Arts and Crafts influences. However, as is typical of the period there are a variety of domestic revival influences. The predominant materials are red brick, red clay tiles and tile hanging...Despite the differences in the elevational treatment along the street there are a number of recurrent themes: asymmetrical composition of the elevations, canted and curved bays, large slab chimneys, gables and white-painted timber casement and sash windows sub-divided by glazing bars into smaller panes'*.

- 3.4 The proposed replacement windows seek to reproduce the style, form and materials of the existing windows, however the proposal omits the leaded and stained glass detailing of the upper panes. Eton Avenue hosts a number of buildings which feature the leaded window detailing, both at this end of the Avenue and further west at numbers, 39, 51, Trevor Roberts School, 57, 59, 61, 63, 65, 67, 69 and 73 Eton Avenue and. The detailing is a positive characteristic of this part of the conservation area and guidance BE15 of the Belsize CAMS says *"In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative"*. The design and access statement says that *"The applicant does not wish to retain or replicate the leaded stained glass in order to maximize the natural daylight and reduce their reliance on artificial light"*. No evidence has been provided that alternatives to removing the leaded and coloured detail have been explored or considered.

3.5 The host building is well maintained and its front elevation appears to have retained leaded windows across all floors. The omission of coloured glass from the middle floor would therefore be all the more apparent as an erosion of the quality exemplified by the host property. Whilst references in the applicant's design and access statement to nearby properties within the conservation area which have clear glass windows at first floor level such as no 1, 7 and 9 Eton Avenue, officers have not seen evidence that the panes were previously leaded and there is no planning history to demonstrate that planning permission was granted for window replacements which removed such detailing.

3.6 The loss of the stained leaded glass in the upper window panes, by reason of the loss of existing and likely original architectural feature and detailing which is characteristic of this part of the conservation area, would harm the character and appearance of the host building and the Belsize Conservation Area. The proposed window replacement are therefore considered to be contrary to policies D1 and D2 of the Camden Local Plan. No evidence of public benefit which would outweigh this harm has been provided or demonstrated. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposal would fail this statutory test.

4.0 Residential Amenity

4.0 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.

4.1 As all replacement frames would sit in existing openings, there would be no additional amenity impact arising from this development. However, the proposal would still not be considered acceptable due to design and impact on the Belsize Conservation Area.

5.0 Conclusion

5.1 The proposed replacement window, by reason of their detailed design, would fail to preserve or enhance the character and appearance of the host building, the wider Belsize Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

6.0 Recommendation

Refuse planning permission.