

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/04/2021
		N/A / attached		Consultation Expiry Date:	08/05/2021
Officer				Application Number(s)	
Leela Muthoora				2021/0624/P	
Application Address				Drawing Numbers	
Flat 48 Romney Court Haverstock Hill London NW3 4RX				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of aluminium framed double glazed window in existing timber frames to the front elevation of Flat 48.					
Recommendation:		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 08/04/2021 (consultation end date 02/05/2021). The development was also advertised in the local press on the 14/04/2021 (consultation end date 08/05/2021).			
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	No responses received.			
Belsize CAAC comments:	A letter of objection was received on behalf of the Belsize CAAC. Their objection comments as follows: Object to piecemeal work to this building and the use of metal windows in the Conservation Area. In addition, these proposed aluminium frames are huge and have been placed on top of the existing frames, more than doubling the existing sight lines. <u>Officer's response:</u> <i>The Council officers cannot impose the residents of the building to have a unified approach. The proposal under this permission is decided on its own merits with reference to the previous permissions granted and in line with the Council's development plan policies and guidance.</i> <i>Please see section 3.2-3.5 of the report regarding design and materials.</i>			

Site Description

The application site refers to a six-storey purpose built detached block of flats built in the post-war period. It is located on the south-western side of Haverstock Hill. The property is located within the Belsize Park Conservation Area. It is not a listed building nor is it noted as making a positive contribution to the Conservation Area. The alterations are proposed to Flat 48, situated to the front of the block at fifth floor level.

Relevant History

The planning history for the application site can be summarised as follows:

Application number	Flat number	Development Description	Decision	Date of decision
2020/1455/P	Flat 42	Installation of aluminium framed double glazed windows in existing timber frames	Granted	15/06/2020
2019/2226/P	Flat 52	Installation of new aluminium framed double glazed window at 5th floor level on north facing, front elevation to enclose existing terrace space.	Granted	03/07/2019
2018/1075/P	Flats 1, 3, 4, 23, 24, 53	Installation of aluminium framed double glazed windows in existing timber frames	Granted	22/06/2018
2016/4995/P	Flat 45	Installation of aluminium framed double glazed windows in existing timber frames and new aluminium cills.	Granted	20/02/2017
2014/5293/P	Flat 24 & 53	Installation of aluminium framed double glazed windows in existing timber frames and new aluminium cills.	Granted	03/02/2015
2014/3185/P	Flat 46	Replacement of rear timber single glazed window with timber framed double glazed window.	Granted	19/08/2014

Relevant policies

National Planning Policy Framework (NPPF) (2021)

The London Plan 2021

Camden Local Plan (2017)

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

Camden Planning Guidance:

- CPG Amenity (January 2021)
- CPG Design (January 2021)
- CPG Home Improvements (January 2021)

Conservation Statements:

- **Belsize Conservation Area Statement (2002)**

Assessment

1. The proposal

- 1.1. Planning permission is sought for the installation of dark grey aluminium framed double glazed windows within the existing hardwood timber frames to the front elevation. The replacements would be horizontally sliding, as the existing and retain the fixed panels.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- The visual impact upon the character and appearance of the host property, streetscene, local area and the Belsize Conservation Area (Design and Conservation)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The Belsize Conservation Area Statement (2002) advises that the most noticeable changes within the area result from replacement of windows that use inappropriately scaled and detailed modern doors and window frames, in unsuitable materials (p.36). Guideline BE17 explains that materials should closely match the original and that materials, such as PVCu windows would not be acceptable (p.40).
- 3.3. The proposed aluminium frames would differ from the original existing timber frames; however, they would maintain the existing brown timber frames and replace the sliding single glazed element with a double glazed aluminium framed unit. The original sliding design results in large panes of glass sliding to opposite external and internal positions. While not exact replicas, the replacements have been designed to fit the existing when in open/closed position, and would offer improved thermal insulation
- 3.4. There are a number of recent planning approvals that have resulted in aluminium framed double glazed windows being installed alongside the existing timber fabric at the property, as described in the site history and the site photographs accompanying this report. The replacement units are appropriately size to appear to align with the fixed timber panels, which remain. While they would result in thicker glazing patterns, they would match the altered windows at other flats within the site and are unlikely to appear discordant to the front elevation.
- 3.5. Subject to the recommended conditions, it is considered that the proposed replacement windows would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting

permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

- 4.2. The replacement windows would match the size of the existing window openings; therefore they are not considered to impact the amenity of neighbouring occupiers in terms of outlook, loss of privacy or light spill to any greater extent than the existing window arrangement.
- 4.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

5. Recommendation

- 5.1. Grant conditional 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 16 August 2021, 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'.