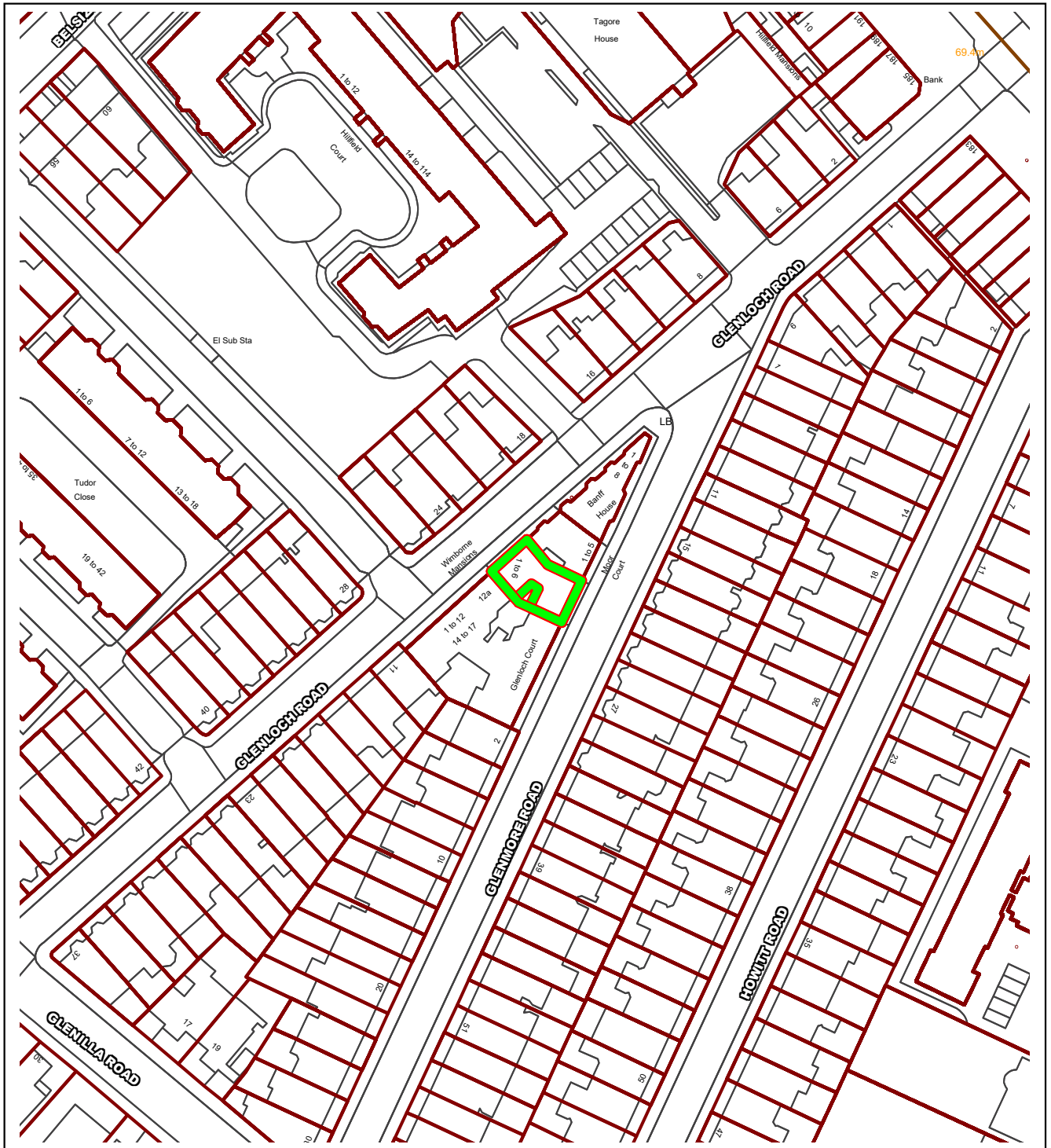


2020/5412/P - Wimborne Mansions, Flat 4 Glenloch Road. NW3 4DH.



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Site Images: 2020/5412/P - Flat 4, Wimborne Mansions, Glenloch Road. London. NW3 4DH.



1. Aerial view. Wimborne Mansions highlighted with red dot.



2. 3D view. Looking North. Wimborne Mansions in centre, with Glenloch road and Glenmore Road meeting at top of image.



3. 3D view. Looking South. Wimborne Mansions in centre, with Glenloch road and Glenmore Road meeting at foot of image.



4. Wimborne Mansions, Glenloch Road Streetview. No proposed alterations to this elevation.



5. Wimborne Mansions, Glenmore Road Streetview. Proposed Aluminium framed replacements to first floor windows facing Glenmore Road, and also internal courtyard windows.

Internal Courtyard Photos



Flat 4 – Windows facing internal Courtyard



Flat 4 – Windows facing internal Courtyard



Flat 4 – Door facing internal Courtyard

Delegated Report		Analysis sheet	Expiry Date:	25/02/2021
		N/A / attached	Consultation Expiry Date:	22/02/2021
Officer			Application Number(s)	
Matthew Dempsey			2020/5412/P	
Application Address			Drawing Numbers	
Flat 4, Wimborne Mansions, Glenloch Road London NW3 4DH			Site Location Plan 001 01, 101 02, 102 02, 103 02, 104 01, 105 01, 106 02, 107 02. Design and Access Statement.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of Aluminium framed double glazed windows.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	No responses were received from individual members of the public					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Conservation Area Advisory Committee responded to consultation. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> • Reduction of sightlines through proposed aluminium frames. • Piecemeal changes to steel windows throughout the block. <p><u>Officer response:</u></p> <p><i>The proposed window frames have been designed to closely match the existing arrangement. Whilst it is acknowledged the proposed window frames will be marginally thicker than the existing steel frames, it is not considered there will be a noticeable difference without close inspection. Additionally the aluminium frames provide the added benefit of double glazing which is desirable for long term sustainability benefits with regards to heating efficiency. The proposed design to match the existing windows is considered acceptable.</i></p>					

Site Description

The host property is first floor flat within a four storey residential mansion block with block frontages on both Glenloch Road and Glenmore Road. The property is a brick built building, originally with single glazed metal framed Crittal windows.

The flat in question faces Glenmore Road, also with internal courtyard windows facing communal stairs and the rear of the Glenloch Road block.

The property is not listed, however it is situated within sub-area 4 (Glenloch) of the Belsize Park Conservation Area.

Relevant History

PW9903045 - The erection of a third storey to provide two 2 bedroom flats, As shown on drawing numbers; 1726/AP/003, EE/001, EE/002, EP/001, EP/002, AE/001A, AE-002A, AS/001A, AP/001B, EP/002B, AS/003B, AS/004A. **Granted 26/06/2001.**

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

CC1 - Climate change mitigation

CC2 - Adapting to climate change

Camden Planning Guidance

CPG Home Improvements (January 2021)

CPG Design (January 2021)

CPG Energy efficiency and adaption (January 2021)

CPG Amenity (January 2021)

Belsize Conservation Area Statement (adopted November 2002)

Assessment

1.0 Proposal:

1.1 Planning permission is sought for the replacement of original single glazed Crittall windows at 1st floor level to the flat facing Glenmore Road (and internal courtyard windows) with double glazed aluminium framed windows.

2.0 Assessment:

2.1 The principal considerations material to the determination of this application are:

- the design and impact of the proposal on the character and appearance of the Belsize Conservation Area; and
- the impact of the proposal on neighbouring amenity.

3.0 Design and heritage:

3.1 Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas. Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Belsize Conservation Area Statement.

3.2 Wimbourne House is a four-storey mansion block with frontages facing Glenloch Road and Glenmore Road and with an internally enclosed communal stairwell courtyard. The building is not listed or recognised as making any particular contribution to the character and appearance of the conservation area in the conservation area appraisal and management statement.

3.3 An application granting permission for the fourth floor in 2001, stipulated that new windows should match the existing arrangements, however as can be seen in the site imagery; since that date it would appear that a number of window frame alterations have been carried out without obtaining necessary planning consents. It is noted that these changes appear to have been in place for some time, and as such, would be unlikely to be enforceable.

3.4 The applicant in this case has demonstrated that the proposed double glazed units will match the original windows. While it is recognised that there would be some degree of increased thickness to frames, to accommodate the proposed double glazing, the use of suitably designed and high quality units would be an appropriate change, in keeping with the existing character and appearance of the host building and wider Belsize Conservation Area.

3.5 The Council supports development to improve the thermal efficiency of existing dwellings in a sustainable way and it is acknowledged that the use of double glazing can be beneficial in this regard, subject to the preservation of the character and appearance of the host building within the conservation area. CC1 (Climate change mitigation) and CC2 (Adapting to climate change) and guidance, and is acceptable

3.12 Overall, the proposed alterations would closely match the original window arrangements and would generally be in keeping with the prevailing design, form and appearance of fenestration at the property. As such, under these particular circumstances, the proposal is considered to preserve and enhance the character and appearance of the host building and this part of the Belsize Conservation Area, in accordance with Camden Local Plan Policies D1 (Design), D2 (Heritage),.

3.13 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize 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.

4.0 Amenity:

4.1 Local Plan Policy A1 (Managing the impact of development), supported by CPG Amenity, 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.

4.2 Given the minor nature of the alterations, and that no new opening are to be created as a result of this development, there are no amenity concerns in terms of loss of privacy or overlooking to neighbouring properties. As such, it is considered in amenity terms to accord with Camden Local Plan Policy A1 (Managing the impact of development) and the relevant Camden Planning Guidance.

5.0 Recommendation:

5.1 Grant Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 21st September 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'.

Application ref: 2020/5412/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 14 September 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Design Solutions
561 Finchley Road
London
NW3 7BJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4

Wimborne Mansions

**Glenloch Road
London
NW3 4DH**

DECISION

Proposal:

Installation of Aluminium framed double glazed windows.

Drawing Nos: Site Location Plan 001 01, 101 02, 102 02, 103 02, 104 01, 105 01, 106 02, 107 02. Design and Access Statement.

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 [Site Location Plan 001 01, 101 02, 102 02, 103 02, 104 01, 105 01, 106 02, 107 02. Design and Access Statement.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION