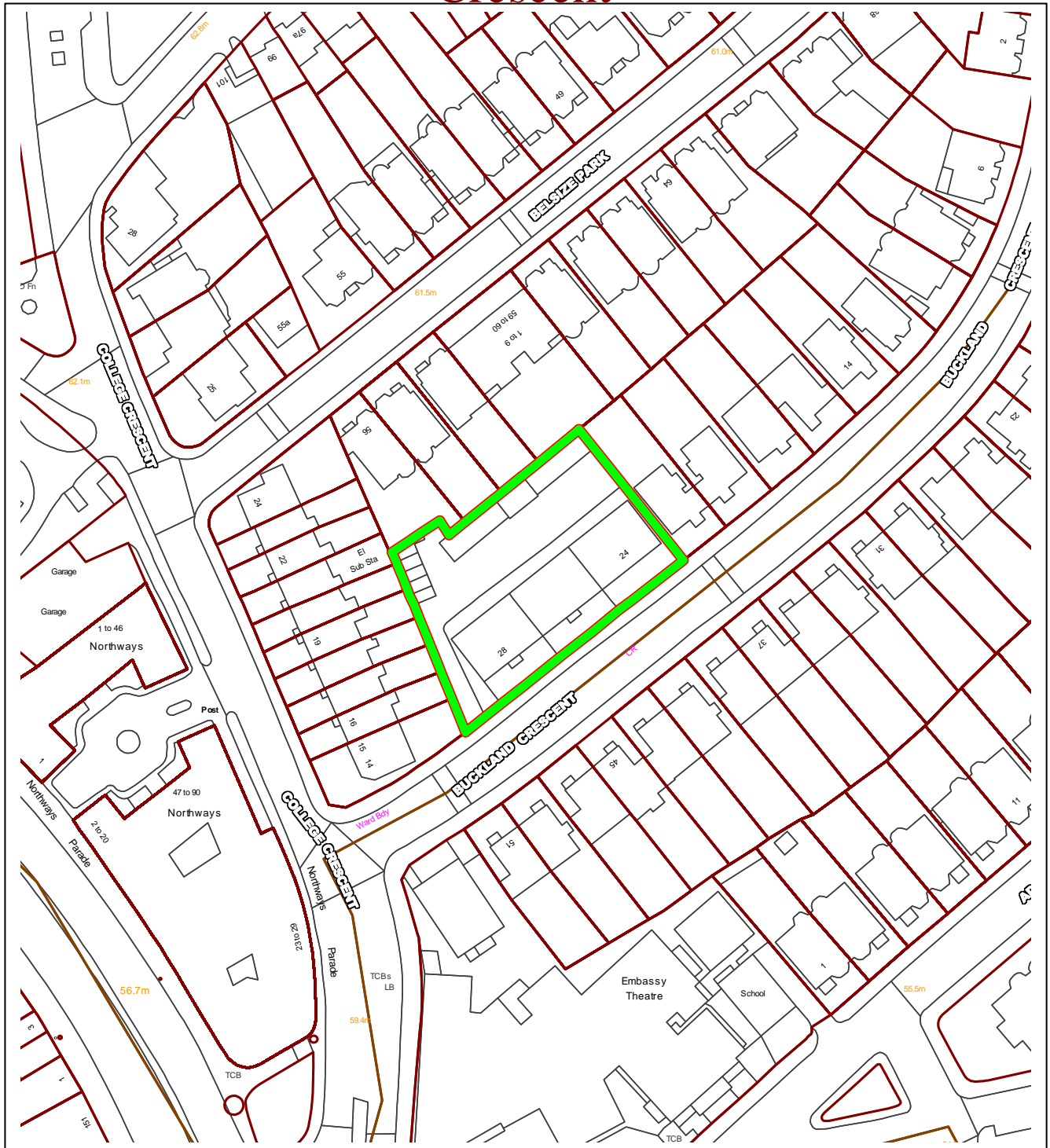


2016/6919/P – Flat 19, 24-28 Buckland Crescent



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Front elevation of Buckland Crescent



Subject site – works already begun



Rear elevation of Buckland Crescent



Subject property – rear elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		03/03/2017	
		N/A / attached		Consultation Expiry Date:		17/02//2017	
Officer				Application Number(s)			
Evelyn Jones				2016/6919/P			
Application Address				Drawing Numbers			
Flat 19, 24-28 Buckland Crescent London NW3 5DU				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing windows and door with aluminium to the front elevation and UPVC double glazed units to the rear elevation.							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses No. Electronic		00 00		No. of objections 01	
Summary of consultation responses		A site notice was displayed on 24/01/2017 expiring 14/02/2017 and a press notice was published on 26/01/2017 expiring 16/02/2017 No responses were received					
Belsize Park CAAC:		The Belsize Park CAAC have raised objection on the following grounds: <ul style="list-style-type: none"> Details needed of existing window frame for comparison with proposed frames Object to the use of UPVC in the Conservation Area The block as a whole should be considered with refurbishments, not just piecemeal work to individual flat. <i>Officer Response</i>					

- The applicant has provided existing plans and a condition will be used to secure detailed plans of the new fenestration.
- See paragraph 2.3-2.6
- It would not be reasonable to require all flats within the block to apply for permission to amend all the windows at once given they are all separate owners.

Site Description

The subject site is within a five storey block of flats to the north side of Buckland Crescent. The property is located on the ground floor and includes windows on both the front and rear elevations that are the subject of this application. The site lies within the Belsize Park Conservation Area and has been identified as a negative feature in the conservation area statement. The site is not statutory or locally listed.

Relevant History

Flat 6, 24-28 Buckland Crescent

2016/3742/P – Replacement of existing white metal crill single glazed windows by white UPVC double glazed windows to second floor flat at front and rear elevations. – Granted 14/09/2016

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Belsize Park Conservation Area Statement (2003)

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy D1 Design

Policy D2 Heritage

Assessment

1.0 Proposal

- 1.1 The application relates to a ground floor flat within a five storey block, to the front elevation permission is sought for the replacement of the existing metal frames windows and door with The applicant seeks planning permission for the replacement of the existing painted steel windows with white finished aluminium framed windows the front elevation and UPVC framed windows to the rear.

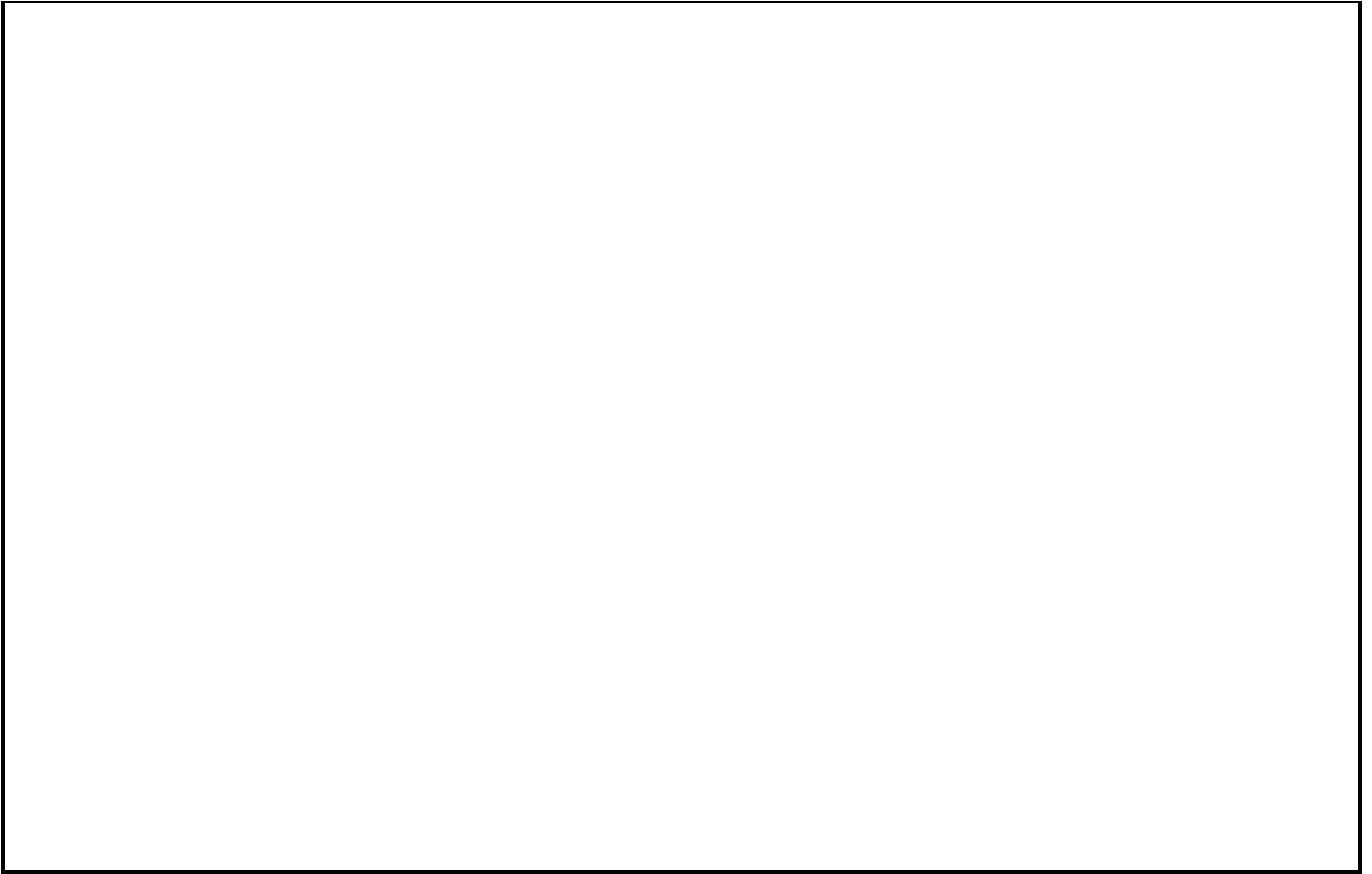
2.0 Assessment

- 2.1 The only consideration for the application is design as the new fenestration would be located within the existing apertures.
- 2.2 Policy CS14, seeks to ensure that development respects local character and context and preserves and enhances the boroughs rich character. Policy DP24 requires all development to be of the highest standard of design and considers the setting, character, and form of the building. DP25 seeks that development preserves and enhances the character and appearance of the conservation area.
- 2.3 A site visit revealed many properties within the building have existing UPVC windows, though there is only a record of planning history for one of these properties (Flat No.6). At present, there is no uniform style of windows in the building. Of the 30 windows to the front elevation, 18 are UPVC framed and 12 are aluminium framed. To the rear of the property a similar ratio of UPVC to original frames exists.
- 2.4 Looking firstly to the front elevation, it is proposed to install aluminium framed fenestration. Although the window frames would be slightly thicker than the existing and original windows of the building it is considered the difference would not be significant enough to harm the character of the building. Given this is the most prominent location of the building and would be visible in predominantly in public views it is considered appropriate to use a metal frame.
- 2.5 With regard to the rear elevation, where it is proposed to install UPVC windows, generally, UPVC framed windows are resisted within conservation areas. The Belsize Park Conservation Area statement notes that original natural materials will be required and UPVC windows would not be acceptable. The host building is not a historical building where timber windows would originally been used. When built the building would have accommodated metal framed windows. Therefore whilst only timber would normally be considered appropriate, in this instance where the host property is of a more modern nature the use of UPVC to the rear would not cause harm to the character of the building or surrounding conservation area. A condition will secure details of the new windows to ensure they match the existing as closely as possible in terms of dimensions of glazing bars and frames.
- 2.6 Furthermore the parent building is host to numerous different materials and thicknesses of frames, although these may not have been granted planning permission, many are historical and form the character of the building. Therefore it is considered that the replacement windows would be acceptable and would not cause harm to the character and appearance of the building and the Belsize Park Conservation Area.
- 2.7 In light of the above, the proposed windows would be appropriate in the context of the parent building given the integrity of the host property. With regard to the impact on the conservation area, on balance the proposal would not cause harm to the character and appearance of the conservation area, the use of aluminium windows to the front elevation would not be significantly different to the existing windows and given the siting of the UPVC to the rear elevation, which would not be readily perceivable in the wider conservation area it is considered the use of UPVC windows would be acceptable on this occasion.

Recommendation: Grant Conditional 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 Monday 27th February 2017, 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'.



|

Jim Biek
Bchitecture
11A Beresford Road London N2
8AT United Kingdom

Application Ref: **2016/6919/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

20 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 19
24-28 Buckland Crescent
London
NW3 5DU

Proposal:

Replacement of existing windows and door with aluminium to the front elevation and UPVC double glazed units to the rear elevation.

Drawing Nos: 100, 103, 104

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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 100, 103, 104

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to the commencement of any development details in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details of the external door at a scale of 1:10 including sections through cill, jamb and head of door openings;

The relevant parts of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION