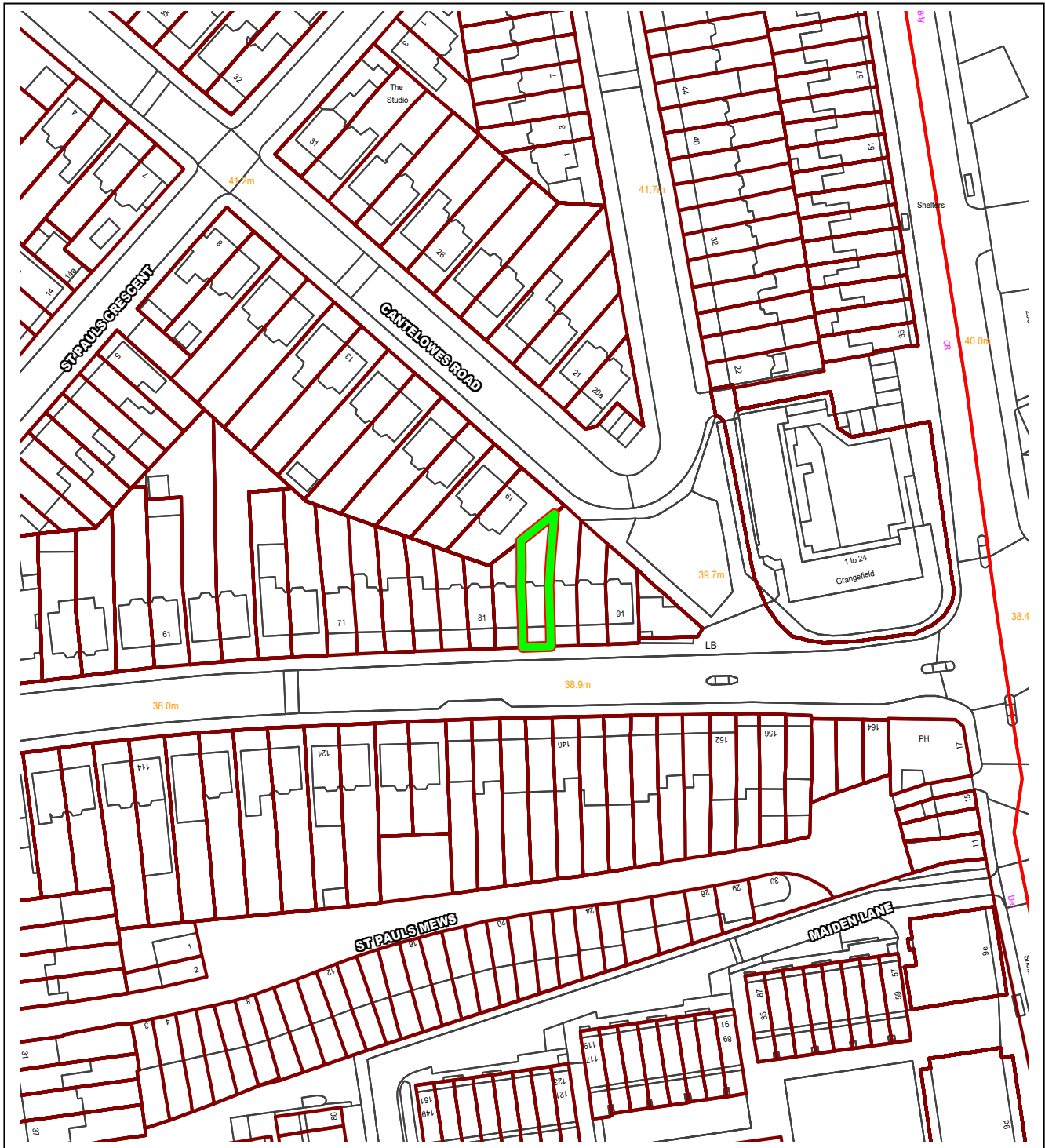


2021/0541/P : 85 Agar Grove





Front elevation : from Agar Grove



Rear elevation as seen from Canteloves Road

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	05/04/2021
	N/A / attached	Consultation Expiry Date:	16/05/2021
Officer		Application Number(s)	
Jaspreet Chana		2021/0541/P	
Application Address		Drawing Numbers	
85 Agar Grove London NW1 9UE		See Decision Notice	
Proposal(s)			
Replacement of single glazed timber windows with double glazed timber windows to front and rear.			
Recommendation(s):	Grant conditional planning permission		
Application Type:	Full Planning Permission		
Consultations			
Summary of consultation responses:	No consultee responses.		
CAAC/Local groups* comments: *Please Specify	<p>Works approved in 1974 allowed the removal of original sash windows to the front and rear elevations and replacement with casement windows and probably increased opening widths. While there is no obligation to restore original window openings, we suggest the applicant should be encouraged to do so.</p> <p>UPVC windows to the rear elevation is unacceptable. The applicant's suggestion that being relatively unseen makes them acceptable is erroneous.</p> <p>Timber framed sash windows are a characteristic of the Conservation Area and should be retained or replaced by like for like. It highlights the loss of these original details due to inadequate control over new work and specifically condemns the replacement of timber windows with uPVC frames.</p> <p>The applicant does not appear to have demonstrated that the existing windows are beyond repair. This would be preferable to the introduction of new timber windows that do not match the existing. We note that the proposed new timber windows have faux glazing bars, i.e. internal and external sections applied over one large double glazed unit per sash. If new windows are necessary they should be replaced with 'like for like' as elucidated in the strategy document.</p>		

Site Description

The site is a 4 storey terraced house, comprising three flats over four storeys. Flat A has a private entrance on ground level and flats A&C have a shared communal entrance to the first floor. The site is in the Camden Square Conservation Area. The building is not listed but makes a positive contribution to the character and appearance of the conservation area.

Relevant History

None

Relevant policies

National Planning Policy Framework 2021
London Plan 2021

Camden Plan 2017

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Altering and extending your home (2021)

CPG Design (2021)

Camden Square Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1 The development proposal is for replacement of all single glazed windows with double glazed equivalents to match, comprising :

- five sash windows (upper ground to 2nd floor) and one casement (lower ground) to the front elevation;
- five sash windows (upper ground to 2nd floor), and one casement (garden level) to the rear elevation, and replacement of existing casement at 1st floor with sash.

Revisions

1.2 Following officer advice about the visibility of the rear elevation from the public realm and the strong presumption against uPVC windows in conservation areas, the following revisions were received:

- Proposals to fit uPVC replacements to the rear have been removed and revised to timber-framed windows;
- An existing casement window at second floor to the rear would be replaced with a timber framed sash alternative;
- The rear door would be replaced in timber instead of uPVC;
- A revised section shows that the sash window specification has been altered to use individual glass panes separated by a true transom.

Assessment

1.3 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where possible, enhance Camden's conservation areas.

1.4 The proposals would match the existing windows and rear door on a like-for-like basis. The replacement of the rear upper floor casement window with a timber framed sash window is welcomed. The CAAC have expressed a preference for repair and refurbishment of the windows, but as the building is not listed it is not considered reasonable to require such an approach in this instance.

- 1.5 The proposals would preserve the character and appearance of the host building and the conservation area.
- 1.6 The development would have no impact on local residential amenity in terms of impact on access to daylight, sunlight or outlook.
- 1.7 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, the proposal is in general accordance with the development plan, with particular reference to policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

Recommendation

- 1.8 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 in the week commencing Monday 27th December 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: 2021/0541/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 21 December 2021

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

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Faithorn Farrell Timms LLP
Central Court
1 Knoll Rise
Orpington
BR6 0JA
England

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
85 Agar Grove
London
NW1 9UE

DECISION

Proposal:

Replacement of single glazed timber windows with double glazed timber windows to front and rear.

Drawing Nos: Prefix T1-5387: 1 (Location and block plan); 2 (Existing layout and elevations views A & B), 3 rev A (Proposed Layout and elevations views A & B), 4 (Existing window and door schedule), 5 rev A (Proposed window and door schedule, 6 rev A (Proposed timber sash window sections), 7 (Proposed timber casement window sections).

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Prefix T1-5387: 1 (Location and block plan); 2 (Existing layout and elevations views A & B), 3 rev A (Proposed Layout and elevations views A & B), 4 (Existing window and door schedule), 5 rev A (Proposed window and door schedule, 6 rev A (Proposed timber sash window sections), 7 (Proposed timber casement window sections).

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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:

Yours faithfully

Chief Planning Officer

DRAFT

DECISION