

Delegated Report		Analysis sheet		Expiry Date:		15/03/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Fast Track TC				2021/4859/P			
Application Address				Drawing Numbers			
54 Willow Road London NW3 1TP				See draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Proposed replacement of 4x windows to front elevation and replacement of front door							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 18/03/2022 to 09/04/2022. A press notice was placed from 17/03/2022 to 10/04/2022 No objection was received					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Hampstead Conservation Area Advisory Committee and Hampstead Neighbourhood Forum were notified. No Objection was received					

Site Description

54 Willow road is a single storey house which adjoins the staggered terrace of 3 storey houses at no. 50-53. The application site is within the Hampstead Conservation Area. Although not on the positive contributor list, it is adjacent to 53 Willow Road, which is a positive contributor. It is brick built, with timber casement windows and a timber front door.

Relevant History

PWX0202994 - The replacement of the garage door with two windows, as shown on drawing numbers; 1-4. – Granted 14/01/2002

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

London Borough of Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy CC1 Climate Change Mitigation

Hampstead Neighbourhood Plan 2018

DH1: Design

DH2: Conservation areas and listed buildings

Camden Planning Guidance

CPG Home Improvements (Chapter External Alterations)

CPG Design (Chapter 3)

Assessment

1. Proposal and background

1.1 Planning permission is sought for the replacement of two windows (to side & rear elevations) with grained white uPVC conservation type casement.

2. Design and Heritage

2.1 Local Plan Policy D1 (Design) states that the Council will secure high quality design in development. In particular it requires that development: respects local context and character; and preserves or enhances the historic environment and heritage assets.

2.2 Policy D2 (Heritage) states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Furthermore the Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; and resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

Assessment

2.3 Camden Planning Guidance (Home Improvements), state that where timber is the traditional window material, the Council expects the proposed replacements to also be in timber frames. Moreover, CPG (Design) states that the durability of materials should be considered as well as the visual attractiveness of materials. Where timber is the traditional material for doors and windows this will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade would be harmful for both visual and environmental reasons. Timber window frames have a lower embodied carbon content than uPVC and aluminium – this is the carbon dioxide emissions from the extraction, refinement, transport and process.

2.4 The uPVC windows and door do not respect the character and appearance of the traditional windows present at the host building or surrounding area. As supported CPG Home Improvements any replacement window and doors should be timber framed windows to match the existing. Officers consider the replacement windows and door, by virtue of their detailed design, and uPVC materiality are unacceptable as they would not reinforce the local distinctiveness of the area. The proposal would harm the character and appearance of the host building and the conservation area. As such, the proposal would be contrary to the above mentioned policies and cannot be supported.

2.5 Whilst it is recognised that the proposed uPVC windows and door are intended to meet the applicant's expectations of lower maintenance and that life expectancy stated in the particular product specification would be equivalent to that of timber. However, uPVC replacements would be unlikely to replicate the existing detailed design of the glazing bars, particularly in relation to the thickness of the frame, and would be visibly different. Moreover, the Council does not consider uPVC to meet its sustainability requirements due to its inability to biodegrade and its use of non-renewable resources in the manufacturing process contrary to Policy CC1

3.0 Amenity

3.1 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

3.2 Due to the siting and nature of the proposed works, the window being replaced would not have any impact with the amenity of neighbouring occupants.

4.0 Recommendation

4.1 The proposed replacement windows and door, by reason of their materials, would fail to respect local context and character and to the character and appearance of the host property and the Hampstead Conservation Area and would fail to optimise resource efficiency, contrary to policies D1 (Design), D2 (Heritage) and CC1 (Climate Change Mitigation) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.