

Delegated Report		Analysis sheet		Expiry Date:		18/04/2014	
		N/A / attached		Consultation Expiry Date:		27/03/2014	
Officer				Application Number(s)			
Carlos Martin				2014/1170/P			
Application Address				Drawing Numbers			
Top Floor 51 Dartmouth Park Hill London NW5 1JD				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of 5 windows to front elevation and 3 windows to rear elevation.							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 06/03/2014 to 27/03/2014 Site notice displayed from 28/02/2014 to 21/03/2014 No response.					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC: No response.					

Site Description

The application site relates to a 2-storey plus attic terraced house located on the west side of Dartmouth Park Hill. The site is not listed but forms part of the Dartmouth Park Conservation Area. The house is divided into flats. This application relates to the top floor only.

Relevant History

9200227: pp granted for change of use of existing 4-bedroom maisonette on basement and part ground floors to self-contained 2-bedroom flat on basement floor and self-contained 1-bedroom flat on part ground floor. 21/05/1992

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

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

Camden Planning Guidance

CPG1 2013 (design)

CPG6 2011 (amenity)

Dartmouth Park conservation area appraisal and management strategy 2009

Assessment

Planning permission is sought for the replacement of 5 windows on the front elevation and 3 windows at the rear.

The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the conservation area generally and the impact of the proposal on the amenity of neighbouring properties.

The top floor of the property appears to be a later addition to the house, although there is no history of such approval. It is noted that the existing windows are not in keeping with the style of the windows on the lower levels, presumably original to the building. However, they feature timber frames. The proposed new windows would be made of sympathetic (timber) materials and would be of a similar design to the existing, although they would feature slightly thicker frames to sustain the double glazing. Therefore, the proposal is not considered to adversely affect the appearance of this part of the house, which is only partially visible from the public realm and so no objections are raised on design and conservation terms.

No impact is expected on the amenity of neighbouring properties as the new windows would replace existing ones and no additional overlooking is created.

The proposal broadly complies with LDF policies and planning guidance and therefore approval is recommended.

Recommendation: Grant

