

Delegated Report		Analysis sheet	Expiry Date:	13/02/2014
		N/A / attached	Consultation Expiry Date:	20/02/2014
Officer		Application Number(s)		
Sally Shepherd		1. 2013/7805/P 2. 2013/7876/L		
Application Address		Drawing Numbers		
Flat B 3 Highgate Road London NW5 1JY		Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Replacement of ground floor front windows with timber sash windows, installation of rear Juliet balcony and replacement of rear casement window with timber sash at ground floor level. 2. Replacement of ground floor front windows with timber sash windows, installation of rear Juliet balcony and replacement of rear casement window with timber sash at ground floor level and internal alterations. 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant Planning Permission 2. Grant Listed Building Consent 		
Application Type:		<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed Building Consent 		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 08/01/2014 to 29/01/2014 A press notice was published from 09/01/2014 to 30/01/2014</p> <p>Two objections were received:</p> <p>Objection from 1c Highgate Road:</p> <ul style="list-style-type: none"> • The front elevation should be restored to match nos.1 and 5. The front windows should be restored to sash windows. (Officer's response: see paragraph titled 'revisions' in assessment below) • Object to the use of uPVC on rear elevation. (Officer's response: see paragraph titled 'revisions' in assessment below) <p>Objection from 3c Highgate Road:</p> <ul style="list-style-type: none"> • Object to the removal of the chimney breast which would be detrimental to the integrity of the listed building. (Officer's response: see paragraph titled 'revisions' in assessment below) 					
CAAC/Local groups* comments: *Please Specify	N/A – not in a conservation area					

Site Description

The application site comprises a Grade II listed four storey property which forms part of a terrace of four Georgian town houses dating from circa 1786. The site is located on the west side of Highgate Road close to the junction with Fortess Road and Kentish Town Road.

The site is currently divided into three residential units; a maisonette on the first and second floors, a studio at ground floor level and a one-bedroom flat at lower ground floor level. The application relates to the studio at the ground floor level.

Relevant History

2003/0411/L – Listed building consent granted on 10/09/2003 for the installation of a wall light fixture to the front side wall of the building.

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Planning permission and listed building consent are sought for the following alterations at ground floor level:

- Replacement of non-original windows on front elevation with six over six timber sash windows
- Replacement of non-original timber casement window on rear elevation with timber sash window
- Installation of Juliet balcony with metal balustrade and new timber door to replace existing window on rear elevation
- Internal re-arrangement to create a bedroom

Revisions

- The replacement windows to the front elevation were revised to be six-over six timber sashes rather than one-over-one to be more historically accurate
- The replacement rear window has changed from a uPVC to a timber sash window
- The steel kick plate was removed from the proposed Juliet balcony to enhance the design
- The chimney breast in the front room was retained as the removal was considered to be unacceptable.

Assessment

The main planning considerations material to the determination of this planning application are:

- The impact that the proposal has on the special interest of the listed building
- The impact of the proposal on the character and appearance of the conservation area
- The impact of the proposal on the amenity of adjoining occupiers

Design

The replacement of non-original windows on the front elevation with six over six timber sash windows is considered to be an improvement and the new windows would act as a template for other windows on the façade when they are eventually replaced.

The replacement rear window with a one over one timber sash window is considered to be acceptable and the design would be an improvement on the existing. The proposed door and balcony would replace a non-original opening and are considered to be acceptable, particularly as there are limited views of this part of the building.

Amenity

No amenity issues are raised by the proposal. The balcony would replace an existing opening and its location and shallow depth would not allow for any views into any habitable rooms of neighbouring properties.

Recommendation

1. **Grant Planning Permission**
2. **Granted Listed Building Consent**