Delegated Report

Analysis sheet	Expiry Date:	**12/03/2014**
N/A	**Consultation Expiry Date:**	13/02/2014

Officer	**Application Number(s)**
Tessa Craig	2013/7542/P

Application Address	**Drawing Numbers**
42 Avenue Close Avenue Road London NW8 6DA	See decision notice.

PO 3/4	**Area Team Signature**	**C&UD**	**Authorised Officer Signature**

Proposal(s)

Replacement of windows and door leading out onto external balcony within existing opening.

Recommendation(s):	**Grant planning permission**
Application Type:	**Householder Application**
Conditions or Reasons for Refusal:	**Refer to Draft Decision Notice**
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	**29**	No. of responses	**01**	No. of objections	**00**
			No. electronic	**00**		

Summary of consultation responses:	Twenty-nine neighbours were notified of the proposal. One response in support was received from 47 Avenue Close.

CAAC/Local groups* comments: *Please Specify	N/A

Site Description

The subject site is located on the east side of Avenue Close and comprises a brick block of flats with uPVC windows. The subject flat is on the upper floor and includes an existing balcony area. The property is not located within a conservation area and nor is it listed.

Relevant History

None.

Relevant policies

National Planning Policy Framework (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

DP2 making full use of Camden's capacity for housing
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2011)
CPG1 – Design
Paras. 5.23/24, 6.35/40, 4.7

Assessment

Proposal

Planning permission is sought for replacement of windows and door leading out onto an existing balcony. The proposed windows and doors are to be uPVC framed to match the existing development. The existing building includes a double door and one double window of the same size as the doors and another larger window. The proposal is to create two glass doors and two glass windows of equal, uniform size.

Assessment

The main considerations in relation to this proposal are the visual impact and the impact on amenity.

<u>Visual Impact</u>

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

CPG1 states alterations to windows should complement the existing building. In this case, it is considered that the proposed windows and doors will be consistent with the existing building in terms of form, scale and materials. The windows will remain as uPVC windows, but be slightly larger. The proposal is deemed acceptable in terms of visual appearance and consistent with the design policies and guidance identified above.

<u>Impact on Amenity</u>

The proposed windows and doors are not considered to result in any negative impact on amenity in terms of overlooking or loss of privacy. CPG6 Amenity states:

"Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

• Living rooms;

• Bedrooms;

• Kitchens; and

• The part of a garden nearest to the house."

The proposed windows and doors do not directly overlook any neighbouring properties and the proposal is considered acceptable in this regard.

Recommendation: Grant Planning Permission