

<b>Delegated Report</b>	<b>Application number</b>	<b>Expiry Date:</b>	06/01/2014			
	2013/7236/P	<b>Consultation Expiry Date:</b>	18/12/2013			
<b>Application Address</b>	<b>Case Officer</b>	<b>1<sup>st</sup> signature</b>	<b>2<sup>nd</sup> signature</b>			
Flat 1 84 Shoot-Up Hill London NW2 3XJ	Obote Hope					
<b>Proposal(s)</b>						
Replacement of single glazed wooden French doors with aluminium double glazed bi-fold doors to rear elevation of ground level residential flat (Class C3)						
<b>Recommendation(s):</b>	Grant planning permission					
<b>Application Type:</b>	Full Planning Permission					
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>		<b>Date posted</b>	<b>21 days elapsed</b>	
<b>Press notice</b>	N/A	N/A	<b>Site notice(s)</b>	N/A	N/A	
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>	
<b>Adjoining Occupier letters</b>	27/11/2013	18/12/2013	25	0	0	
<b>Consultation responses (including CAACs):</b>	Response received in support of the door being replaced.					
<b>Adjoining Occupiers:</b>	No. notified	25	No. of responses	01	No. of objections	00
<b>Summary of consultation responses (including CAACs):</b>	N/A					
<b>Site Description</b>						
The application site comprises a two storey detached property, with non original red brick rear extension, located on the north side of Shoot Up Hill, close to its junction with Manstone Road. The building is not listed, nor is it located within a Conservation Area. The property has been converted into 5 flats and this application relates to flat 1.						
The property is not located in a Conservation Area						
<b>Relevant History</b>						
8803515 - Erection of a two-storey rear extension and roof dormers in connection with the conversion of the building into five self-contained flats.						

**2004/0591/P** – Planning Permission was granted in May 2004 for the retention of the front forecourt hardstanding for car parking and associated vehicular entrance.

**2009/1652/P** – Planning permission was granted in May 2009 for: replacement of existing windows with UPVC windows at first floor level to side and rear elevations.

**2013/1990/P** - Planning permission was granted **28/06/2013** for: Replacement of single glazed wooden French doors with aluminium double glazed bi-fold doors to rear elevation of ground level residential flat (Class C3).

## **Relevant policies**

### **LDF Core Strategy and Development Policies 2010**

CS 5 – Managing the impact of growth and development

### **Development Policies**

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupier and neighbours

### **Camden's Planning Guidance 2013**

1-Design & appearance

6-Amenity

## **Assessment**

### **Proposal & background**

The applicant has proposed the following works:

Permission is sought for the replacement of existing wooden door and window to the ground floor rear elevation with new double glazed window and door to the existing ground floor flat.

- **Design & appearance**

Camden Planning Guidance states that where it is necessary to alter or replace windows, the new windows or doors should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening methods, materials and finishes, and the overall size of the window/door.

The proposed wooden door and window would be replaced with an identical looking wooden door, the window would also be of a similar design and both would be wooden framed. The combined window and door would measure approximately 2.4m in height and 1.2m in width; this is the size as existing. Although the existing door is timber with single glazing, the wooden door and window would match the dimensions, proportion of the existing door, with both being double glazed. The proposed window and door would be appropriate in this circumstance. The design is therefore acceptable and would be in accordance with LDF planning policy DP24 and Camden Planning Guidance1.

- **Amenity**

The replacement door is not considered to have an adverse impact on the amenity of neighbouring properties with regards of loss of privacy, overlooking, loss of sunlight or daylight due to the fact that they will replace existing door in the same position. This is therefore in accordance with DP26.

### **Conclusion**

The proposed window and door would be a like for like replacement and would normally benefit from PD rights and are considered to be sympathetic to the host property and will not have a detrimental impact on the surrounding area.

**Recommendation: Grant planning permission**