

<b>Delegated Report</b>		<b>Expiry Date:</b>	08/11/2013	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
111A West End Lane London NW6 4SY		2013/5856/P			
<b>Proposal(s)</b>					
Reconstruction of front bay window with lowered window cill and head, to existing flat (Class C3) (retrospective).					
<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>
Press notice	3/10/13	24/10/13	Site notice	26/9/13	17/10/13
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	24/9/13	15/10/13	6	0	0
<b>Consultation responses (including CAACs):</b>	No responses received.				
<b>Site Description</b>					
The site is a three storey end of terrace property on the west side of West End Lane (at the junction with Messina Avenue). The property falls within the South Hampstead Conservation Area but is not listed. The property is sub-divided into flats.					
<b>Relevant History</b>					
No relevant planning history.					
<b>Relevant policies</b>					
<b>LDF Core Strategy and Development Policies</b>					
CS1 (Distribution of Growth)					
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)					
<b>Camden Planning Guidance</b>					
<b>South Hampstead Conservation Area statement</b>					

### Assessment

**Proposal:** Retrospective consent is sought for a reconstructed front bay window at ground floor level with lowered window cill and head. The cill and head of the window is 2 brick courses lower than the pre-existing window. In all other respects, the bay window has been reinstated to match the original bay window.

### Assessment:

**Design:** The applicant has provided justification for the lowering of the window's cill and head. That is to say it was necessary to incorporate a new lintel under the main external front wall at the opening into the bay to support the original deflecting timber bressumer. The size and method of placing the new lintel required the ceiling level of the new bay to be lowered to cover the new lintel under the main wall and reduce the encroachment of the lintel into the bay below the ceiling line. The lowering of the external ceiling line required that the window cill and head be lowered by 2 brick courses. This justification is considered acceptable.

The appearance of the bay window is only slightly altered with a wider parapet and a lowered window cill and head. These alterations do not harm the appearance of the host property. Given that the property is set forward from the neighbouring property on the terrace (109 West End Lane), the bay window is not read directly in line with the bay window of the adjacent property. Given this relationship, the alteration to the bay window is considered acceptable.

**Recommendation:** Grant planning permission