

Delegated Report		Analysis sheet		Expiry Date:	16/10/2013
		N/A / attached		Consultation Expiry Date:	19/09/2013
Officer			Application Number(s)		
Carlos Martin			2013/5036/P		
Application Address			Drawing Numbers		
32 Cantelowes Road London NW1 9XT			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of railings over roof of bay window at second floor level to create a balcony to flat (Class C3)					
Recommendation(s):		Grant			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	02	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>Press notice published from 29/08/2013 to 19/09/2013. Site notice displayed from 23/08/2013 to 13/09/2013.</p> <p>2 objections received (one subsequently withdrawn) based on the following grounds:</p> <ol style="list-style-type: none"> 1. Potential noise disturbance for neighbours; 2. First floor terrace would result in loss of privacy; 3. First floor terrace would set a precedent in the area for future similar developments. <p><u>Officer's comments:</u> The proposal has been amended to remove the first floor terrace. The second floor balcony is of a very modest size and could not accommodate a large number of people at any one time. Therefore, it is unlikely to result in any significant noise disturbance.</p>					
CAAC/Local groups* comments: *Please Specify	Camden Square CAAC: No response.					

Site Description

The application site comprises a semi-detached Victorian property, divided into residential flats, and is located on the north east side of Canteloves Road at the junction with St. Paul's Crescent. The property is not listed but is within the Camden Square Conservation Area.

Relevant History

2008/4516/P: Change of use from ancillary residential outbuilding in rear garden into a self-contained dwelling (Class C3) and associated elevational changes. Granted

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 Panning Guidance 2011

CPG 1 (design)

CPG 6 (amenity)

Camden Square Conservation Area Statement 2011

Assessment

1. Proposal

2. Planning permission is sought for the formation of a balcony over the flat roof of the rear bay window feature at second floor level. The alterations involve the erection of simple design black metal railings and the replacement of an existing window with a new timber door of identical width and similar design.
3. The proposal has been amended at officers' request to remove the originally propose first floor terrace.

4. Main planning considerations

5. The main issues for consideration are:
 - a. the impact of the proposal on the character and appearance of the host building and the surrounding conservation area; and
 - b. the impact of the proposal on the amenity of surrounding occupiers.

6. Design and conservation

7. The proposed railings would be simple design metal railings and are considered suitable for a property of this age and style and would match other similar balconies in the area built over rear bay windows and visible from the public realm. The proposed access door would also be sympathetic in both desing and materials and therefore the proposal would not have any detrimental effect on the character or appearance of the building. The proposal is therefore considered to be in line with current conservation and design policies which seek to ensure the preservation of conservation areas.

8. Neighbouring amenity

9. In terms of amenity, the proposed balcony would not offer significant additional views than those existing from the existing window. Due to its short depth, the proposed balcony would not offer the possibility overlook adjoining rear windows, thus ensuring that existing privacy levels are not harmed.
10. The total area of the proposed terrace would not be such as to accommodate a large number of people at any one time. Therefore, its potential for noise disturbance would be minimal while providing a

residential unit with a small outdoor amenity area is welcomed in the context of current LDF policies.

11. **Recommendation:** Grant.