

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/08/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2013/4276			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 2 4 Burlington Court Pond Square London N6 6BD				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of enlarged glazed door to court yard elevation, replacement of existing fire door to the south and north elevations, replacement and enlargement of the existing entrance door and the installation of new double glazed windows at ground floor level, the installation of 1x enlarged aluminium glazed window and 1 x glazed door, the installation of a rooflight to the north-west elevation and the replacement of windows to the north and south elevation with new double glazed windows all associated with the use as residential flat (Class C3)							
<b>Recommendation(s):</b>		<b>Grant planning Consent</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>Site notice displayed from 18/07/2013 to 08/078/2013 Press notice published from 12/07/2013 to 02/08/2013.</p> <p>Comment from Flat 4, Burlington Court object to the proposed alterations at ground and first floor level due to the risk of destabilizing the structure of the block of mansion flats.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		No comment received at the time of this report					

## Site Description

The application site is located towards the most south-western extent of Pond Square. The application site consists of two three-storey residential purpose built mansion blocks, Chesterfield House and Burlington Court, dating from the late 19th century. These blocks are internally linked at ground floor level but separated at first floor by a terrace. Within these two blocks there is a single maisonette occupying part ground/part first floors of the two blocks. This maisonette has sole access of the first floor roof terrace which separates the maisonette at first floor level; the ground floor level of the maisonette is internally linked.

The site is located within the Highgate Village Conservation Area and is not a listed building.

## Relevant History

**2005/3506/P** Change of use from 3 x existing ground and first floor self-contained flats to 1 x maisonette, with the insertion of a door at first floor terrace level. **Approved** 07/10/2005.

**2006/5705/P** Erection of an external glass corridor at first floor level to link the first floor of a maisonette. (Class C3). **Approved** 26/02/2013.

## Relevant policies

### National Planning Policy Framework 2012

### LDF Core Strategy and Development Policies 2010

CS 5 – 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 2011

1-Design & appearance  
6-Amenity

### Highgate Village Conservation Area Statement

## Assessment

### Proposal & background

The applicant has proposed the following works:

Permission is sought for the enlargement and replacement of the existing wooden door at ground floor level and the installation of a enlarged aluminium frame door to existing courtyard, Installation of new access door to the front elevation and the replacement of existing windows to the north, east and west elevation with new double glazed windows at ground floor level, installation of new steel frame window and replacement of the existing door at first floor level to the south-west elevation, the replacement of the existing fire door to the north-east elevation, the installation of rooflight to the north-west (South Grove) elevation and the replacement of the existing windows with new double glazed units to the north and south elevation.

This view is supported by Camden Planning Guidance (2011) which states 'Where timber is the traditional window material, replacements should also be in timber frames.

- **Design & appearance**

The proposed window would be double glazed except the window and door within the existing courtyard which would be steel framed double glazed doors, the existing timber sash windows would be replaced with wooden double glazed windows that match the aesthetics of the host building. The proposed secondary door to the south elevation would be replaced with fixed shut fire door, the entrance door to flat 2 would be replaced and a enlarged door to the south-east elevation to match existing.

At first floor window would be enlarged to a double glazed fixed screen with steel frames to the south elevation that looks unto the existing roof terrace, the window would not be highly visible from the south end road elevation and faces a blank wall, the proposed terrace door would be enlarged and replaced with double glazed door that would be 1.1m in width x 2.5m in height and a new double glazed fix screen would be installed that measures 1.2m width x 2.4m (height). The door similar to the existing in terms of design.

The proposed rooflight would project approximately 0.1m in height and 1.6m in length, the rooflight would be concealed by the existing balustrade at roof. The supporting plans and section together with the design and access statement indicates that the window is of a similar profile in terms of the colour, and material of the existing windows to the front and rear elevations. However, the changes being proposed for the change in material of the existing window and door are of steel design and only viewable within the existing courtyard.

Development Policy DP25 sets out requirements to preserve and enhance the character and appearance of the borough's conservations areas, the window would be barely visible due to the geometry of the gap and the chimney from the public highway that looks over the narrow gap between 21 and 23 Hampstead Hill Gardens. The new window opening is not perceived to compromise the design and setting of the existing flat or neighbouring properties. And it is considered that the proposed window would retain the character of the Hampstead Conservation Area. Therefore, the proposal is acceptable and complies with policies DP24 and DP25 of the LDF.

### Officers Comment

The installation of the windows and door may not have any structural bearing on the proposed mansion block, However, the permission for approval would include an informative for the applicant/agent to contact Building Control that control Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape and access and facilities for people with disabilities.

- **Amenity**

Policies CS14, DP24 and DP25 require that new development to be of the highest standards of design and respect local context and character. In doing so, proposals must preserve and enhance the character and appearance of the Borough's heritage assets and their settings.

The proposed window new screening would not contribute to outlook or overlooking of the neighbouring property, and the proposed window is considered to be acceptable and would not be detrimental to the appearance of the building of to the Conservation Area. Furthermore, the window would not lead to any harmful overlooking or loss of privacy and would comply with planning policies CS5 and DP26.

**Recommendation: Grant planning permission**