

Delegated Report		Expiry Date:	05/08/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature		2nd Signature
Ashley House 94 Greencroft Gardens London NW6 3PH		2013/3466/P			
Proposal(s)					
Replacement of existing door and window with French doors at first floor level and enlargement of window at second floor level at rear of existing flat (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	20/6/13	11/7/13	Site notice	14/6/13	5/7/13
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	11/6/07	2/7/13	36	0	0
Consultation responses (including CAACs):	No responses received.				
Site Description					
The site is a 3 storey (plus mansard roof extension) semi-detached property on the north side of Greencroft Gardens. At the rear the property has 3 storeys and 4 storeys plus mansard roof extension. The site falls with the South Hampstead Conservation Area but is not listed.					
Relevant History					
8402137: Change of use and works of conversion to form seven self-contained dwelling units including the construction of a mansard roof to provide an additional storey; erection of a staggered part four to part one storey rear addition; formation of a vehicular access. <u>Granted</u> 05/03/1985					
8600555: Erection of a conservatory to the rear at first floor level. <u>Granted</u> 02/07/1986					
PWX0202493: The erection of a conservatory on an existing balcony at rear first floor level. <u>Granted</u> 14/10/2002					

Relevant policies

LDF Core Strategy and Development Policies

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)

Camden Planning Guidance

South Hampstead Conservation Area Statement

NPPF 2012

London Plan 2011

Assessment

Proposal: Consent is sought to replace the existing sash window with two sash windows side by side at first floor level. On the floor below (upper ground floor) the sash window and door would be replaced by aluminium sliding doors.

Revision: Following officer's concerns the development has been revised. No alteration to the sash window is now proposed at first floor level. On the floor below (upper ground floor) the sash window and door would be replaced with timber French doors with full length glazed panels either side.

Assessment:

Design: The proposed French Doors with glazed panels would echo the fenestration pattern seen at lower ground floor level and the conservatory at upper ground floor level. The material (timber) is appropriate and the size, location and detailed design of the proposed French doors are considered acceptable.

Amenity: The proposed alteration to the fenestration would have no effect on the amenity of neighbouring occupiers.

Recommendation: Grant planning permission.