

Delegated Report		Analysis sheet		Expiry Date:	03/07/2013
		N/A / attached		Consultation Expiry Date:	20/06/2013
Officer			Application Number(s)		
Carlos Martin			2013/2740/P		
Application Address			Drawing Numbers		
Flat 2 66 Crediton Hill London NW6 1HR			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of two existing windows with one single window 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	21	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press notice published from 30/05/213 to 20/06/2013. Site notice displayed from 24/05/2013 to 14/06/2013. No response.					
CAAC/Local groups* comments: *Please Specify	West End Green CAAC: No response.					

Site Description

The application site relates to a 2-storey semidetached property divided into flats. It is located on the east side of Crediton Hill, within the West End Green Conservation Area. The site is not listed.

Relevant History

8703015: pp granted for change of use and works of conversion to form seven self-contained flats including excavation to form a basement floor and erection of a four storey extension (both at the rear) and erection of an extension on roof terrace at rear second floor level. 10/12/1987

2012/2008/P: pp granted for the installation of external staircase to rear elevation from upper ground floor to garden level of dwelling flat (Class C3).

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 Planning Guidance 2011: 1 (design) & 6 (amenity)

West End Green Conservation Area Appraisal 2011

Assessment

Planning permission is sought for the replacement of two existing circular windows at the rear with one single rectangular window.

The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the area generally and the impact of the proposal on the amenity of neighbouring properties.

The proposed new window would be made of sympathetic materials and its design is not considered to adversely affect the appearance of this part of the building, which is a 1980s addition to the original house (see history section above). Therefore, no objections are raised on design and conservation terms.

No significant impact is expected on the amenity of neighbouring properties given that the new window does not provide any additional views of neighbouring properties than those already overlooked by the existing windows.

The proposal broadly complies with LDF policies and planning guidance and therefore approval is recommended.

Recommendation: Grant