

Delegated Report		Analysis sheet		Expiry Date:		01/07/2013	
		N/A		Consultation Expiry Date:		04/06/2013	
Officer				Application Number(s)			
Gideon Whittingham				2013/1676/P			
Application Address				Drawing Numbers			
222-224 Haverstock Hill Belsize Park London NW3 2AE				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of balustrades at first floor level on front elevation of dwelling house (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>An objection was received from an occupier of No.222 - 224 Haverstock Hill regarding:</p> <ul style="list-style-type: none"> Inaccurate design and access statement <p>Officer comment: The inaccurate details are acknowledged, these however relate to the wider context (areas of interest such a libraries etc) and pictures of adjacent buildings. A site visit was undertaken by the determining Officer to assess the wider context and nature of adjacent development to confirm such matters.</p>					
CAAC/Local groups comments:		N/A					

Site Description

The property is a 3 storey detached residential building, located on the junction with Aspern Grove. The property is not listed and not located within a conservation area.

Relevant History

No relevant history

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011 –

CPG1 Design and CPG6 Amenity

Assessment

1. Proposal:

1.1 The application proposes:

- The replacement of timber balustrades, located at first floor level on the front elevation, with metal balustrades.

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

2. Design

2.1 The proposed elevational alterations, by virtue of their materials and detailing are considered appropriate in terms of style and appearance to the host building, the wider area and LDF policy DP24.

3. Amenity

3.1 Given the scope and nature of the development, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

Recommendation: Grant Planning Permission