

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	08/05/2013
		N/A / attached		Consultation Expiry Date:	09/05/2013
Officer			Application Number(s)		
Fergus Freeney			2013/1540/P		
Application Address			Drawing Numbers		
33 Crediton Hill London NW6 1HS			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Realignment of steps to front entrance and alterations to rear patio doors at single dwelling house (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press notice: 18/04/2013 – 09/05/2013 Site notice: 10/04/2013 – 01/05/2013 No comments received					
CAAC/Local groups* comments: *Please Specify	West End Green CAAC object on the grounds that: <ul style="list-style-type: none"> - The patio doors have already been installed and the application refers to a replacement of the existing wooden doors with aluminium doors, when in fact there were never wooden doors. <u>Officer comment:</u> <i>An extension has been approved under permitted development rights (2013/0033/P – see below) which contained timber framed doors. It appears that works on this extension have started, this application would see the proposed timber doors replaced with aluminium doors.</i> - No objection to the realignment of front steps but question to use of Portland Stone as a suitable replacement material as this is out of keeping with neighbouring properties. <u>Officer comment:</u> <i>The property is not covered by an article 4 direction and the replacement of the existing covering with Portland Stone is likely to be permitted development. The report will therefore assess the realignment of the steps only.</i> - It appears that a roof terrace has been created and the pebble dash render has been replaced with a smooth render. <u>Officer comment:</u> <i>An enforcement case has been created to investigate this further (see below).</i> 					
Site Description						
The site is located on the west side of Crediton Hill. It comprises a 2 storey dwelling house which is not a listed building, but is within the West End Green Conservation Area.						
Relevant History						
Planning applications 2013/0033/P - Erection of a single storey rear extension to existing dwelling house (Class C3). Certificate of Lawfulness Granted 29/01/2013						
Enforcement history EN13/0421 - The work carried out at this property under a Certificate of Lawfulness has included the removal of all of the white pebble-dash finish on the exterior property and it has been replaced with a smooth white rendered finish. Current investigation.						
Relevant policies						
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
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)
West End Green Conservation Area Statement
London Plan
NPPF

Assessment

Proposal:

Permission is sought for the realignment of the front steps and alterations to the rear patio doors to install aluminium framed doors as opposed to timber framed.

Assessment:

The proposal is for works of a relatively minor nature and is considered to be appropriate in design terms. At the front of the property a small kink in the steps would be removed to straighten them, it is considered that this would not harm the appearance of the host building or the wider conservation area as the visual impact would be minimal.

To the rear a new extension has been built under permitted development rights (see planning history above), originally timber framed doors were proposed, this application would see aluminium framed doors installed. Whilst timber would be preferable, it is considered that aluminium framed doors at the rear of the property would be appropriate in this instance given that they are not significantly overlooked or visible from the wider conservation area.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 03 June 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'