

Delegated Report		Expiry Date:	14/05/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Flat 3 8 Rosslyn Hill London NW3 1PH		2013/1161/P			
Proposal(s)					
Enlargement of window and installation of ventilation extract grille to side elevation at the first floor level 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	22/3/13	12/4/13	Site notice	28/3/13	18/4/13
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	21/3/13	11/4/13	28	1	0
Consultation responses (including CAACs):	Neighbour expressed concern that a window (with clear glass) would overlook their bedroom.				
Site Description					
The site is a 4 storey semi-detached property with dormer roof extension sub-divided as flats. The property falls within the Hampstead Conservation Area.					
Relevant History					
No relevant planning history.					

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

Assessment

Proposal: The application seeks to replace the existing obscure glazed bathroom window (with only opening top light) with a slightly enlarged side hung casement window with clear glazing. The proposed window would have the same width as existing but the sill would be dropped so that it would have a slightly greater height (1.17m as compared to the existing window's height of 0.9m). The proposed window would have a white aluminium frame. The window is shown on the plan as being for a dressing room. The existing bathroom is being relocated within the flat and a new vent is proposed just to the side of enlarged window to provide extraction to the kitchen and bathroom.

Assessment:

Design:

The enlarged window has an appropriate relationship with the other windows on the side elevation and the proportions are acceptable. Given that this is a comparatively small window on a side elevation, not readily visible from street level, the choice of materials (white painted aluminium) is considered acceptable. The proposed enlarged window would not harm the character of the conservation area. The vent would have a minimal effect on the appearance of the host property.

Amenity

The window at first floor level would be directly opposite a small bedroom first floor window at 6 Rosslyn Hill. The distance between the two properties is slightly less than 4m. However this window is already overlooked by a large sash window slightly to the side of the proposed enlarged window at the same level. This window belongs to a room in the neighbouring flat and is currently used for storage. Given the arrangement of the existing windows the degree of additional overlooking is not considered sufficiently harmful to warrant obscure glazing. The agent has advised that obscure glass would not meet the requirements of the applicant who wants to create a habitable room (shown on the plan as a dressing room).

Recommendation:

Grant planning permission.