

Delegated Report		Analysis sheet		Expiry Date:		19/04/2013	
		N/A		Consultation Expiry Date:		21/03/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/1016/P			
Application Address				Drawing Numbers			
80 Warden Road London NW5 4NR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Creation of porch under canopy to front elevation and alterations to doors and windows to rear and side elevations							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is located on a private access road between Warden Road and Athlone Street. The property is part of a larger housing development which was built in 1996. This application relates to the ground floor of the four storey residential block. The property is not listed and is not in a Conservation Area.

Relevant History

No relevant history

Relevant policies

National Planning Policy Framework

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP7 Sheltered housing and care homes for older people

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 – Design

Assessment

Proposal

The proposal is for the erection of a glass block infill porch beneath the existing canopy on the south elevation, the formation of three new openings to access the private courtyard on the east elevation (the design of the doors was revised slightly from bi-folding doors to two sets of doors due to structural issues) and the replacement of two sets of existing doors to the south elevation with a single door and glazing. The porch will be constructed out of matching brick work with a curved glass block wall to the south elevation. The roof will be single ply membrane to match the existing. The proposed doors will be timber and painted black to match the existing doors and windows in the property.

Design

The proposed porch is considered to relate well to the modern design of the host property and the surrounding area and is therefore not considered to harm the character and appearance of the host building or street scene. The new doors will replace existing window openings and will match in material and are therefore not considered to harm the design or appearance of the host property.

Use

The property is currently vacant but the last use was sheltered housing for disabled people and people with learning difficulties. The internal layout will be remodelled as part of the proposal and the number of rooms will be reduced from five to three. Policy DP 7 states that 'the Council will resist development that involves the net loss of floorspace in sheltered housing and care homes for older people' however the proposal is not considered to result in a loss of sheltered housing floorspace. Furthermore, policy DP 7 states that the Council will commission and support the modernisation and redevelopment of existing sheltered housing provision.

Amenity

The proposal would not result in loss of sunlight, daylight, privacy or outlook to neighbouring properties.

Recommendation

Grant Planning Permission.