

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>20/03/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>20/02/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2012/3817/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
104A Gaisford Street London NW5 2EH				See draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of balcony and railings at rear raised ground floor level with associated access stairs; replacement of rear window at raised ground floor with double glazed French doors and replacement rear windows at lower and raised ground floor, all to maisonette (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Application advertised in Ham & High 14/02/2013, expires 07/03/2013. Site Notice displayed 06/02/2013, expires 27/02/2013. No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b><u>Bartholomew Estate CAAC</u></b> : No response at time of writing.					
<b>Site Description</b>							
4-storey terrace building located on the north side of Gaisford Street, west of Bartholomew Road and east of Hammond Street and Kentish Town Road. The building is converted into two self-contained maisonettes; one at the lower and upper ground floor levels and the other at 1 <sup>st</sup> and 2 <sup>nd</sup> floor level. The building is not listed and is within the Bartholomew Estate Conservation Area. The terrace of buildings nos.54-108 is identified as making a positive contribution to the special character and appearance of the area.							

## Relevant History

None

## Relevant policies

### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

### Development Policies Development Plan

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

CPG 2011 CPG1: Design CPG6: Amenity

Bartholomew Estate Conservation Area Statement.

London Plan 2011

NPPF 2012

## Assessment

### *Proposal:*

- ✓ Erection of rear metal balcony and railings at raised ground floor level with access stairs from garden level and
- ✓ Replacement of rear window at raised ground floor with double glazed French doors,
- ✓ Replacement of single glazed metal framed rear windows at lower and raised ground floor with double glazed timber framed windows to residential flat.

### *Design and appearance*

Whereas 2-storey closet wings are characteristic of most of the buildings within the terrace, towards the end, in particular the last eight buildings, three storey closet wings are characteristic of these houses. The closet wing has a depth of approximately 5.0m of identical dimensions to the adjacent closet wings. At the upper ground floor level, a metal balcony plus balustrade at a depth of 2.6m would be erected between the void of the closet wings of the host building and no.106; an associated stairs would provide access to the lower ground floor level. The balcony and staircase is of a simple design and obscure from view being screened by the closet wings and building at the rear.

The proposed timber framed double glazed French doors would largely mirror the design and appearance of the timber sash windows they replaced and in terms of design and appearance is acceptable. On the rear elevation of the closet wing timber framed double glazed casement windows of identical scale and proportions are proposed and these are acceptable. Generally, and in terms of design and appearance the totality of the proposed alterations are considered minor with no significant harm to the buildings appearance. The rear elevation has restrictive views from the rear being screen by a large building to the north and not visible from the public realm. Notwithstanding the proposals are considered satisfactory as they would not cause harm to the appearance of the host building or to the character and appearance of the conservation area.

### *Amenity*

At the upper ground level, the proposed balcony is of a size that could accommodate seating for its occupier; this is also possible at the lower ground floor level. At no.106, there is a small window located above the balcony. Notwithstanding this, it is not considered that the balcony use would cause any significant additional harm through noise disturbance and it is thus considered acceptable. The proposal accords with DP26.

**Recommendation:** Grant Planning permission.

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