

Delegated Report		Analysis sheet		Expiry Date:		04/03/2013	
		N/A		Consultation Expiry Date:		14/02/2013	
Officer				Application Number(s)			
Rachel Miller				2013/0057/P			
Application Address				Drawing Numbers			
Flat 2, First and Second Floor Front 25 Rudall Crescent London NW3 1RR				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of the existing single glazed timber-framed sash windows with new timber-framed double glazed sash units and addition of a new boiler flue to rear pitched roof of dwelling house.							
Recommendation(s):		Approve with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice displayed from 24/01/2013 until 14/02/2013 Site notice displayed from 15/01/2013 until 05/02/2013 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC – no objection					

Site Description

The site contains a semi-detached property that has been converted into three flats. The site is not located in the Hampstead conservation area. The building is noted in the Hampstead Conservation Area Statement as making a positive contribution to the Conservation Area.

Rudall Crescent loops to the west of Willoughby Road and contains a mixture of 19th and 20th century buildings.

Relevant History

2012/6217/P - Part infill single-storey extension to rear at ground floor level, with external alterations to include the installation of skylight to rear sloping roof and erection of bin store to front elevation of existing ground floor flat (Class C3). Under consideration

2012/6205/P - Relocation of existing roof light on stairwell of property (Class C3). Under consideration

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

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Permission is sought for the replacement of the existing single glazed timber-framed sash windows with new double glazed sash units and addition of a new boiler flue to rear pitched roof of dwelling house.

The new timber-framed windows would be indistinguishable in size and style from the existing windows and would therefore not detract from the appearance of the building or the appearance of the conservation area. The new flue would be directed out through the rear extension roof. It would not be visible from the public realm.

There would be no adverse amenity impacts as a result of the proposals in terms of loss of light or loss of privacy.

The proposals are considered acceptable subject to conditions including such requiring matching materials to be provided.

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