

Delegated Report		Analysis sheet		Expiry Date:		14/02/2013	
		N/A / attached		Consultation Expiry Date:		7/2/2013	
Officer				Application Number(s)			
John Nicholls				2012/6695/P			
Application Address				Drawing Numbers			
21 Daleham Mews London NW3 5DB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of windows on rear elevation, and replacement of existing timber frames with powdered aluminium, and replacement of existing timber fence around terrace with cedar to dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 10/1/2013 and a press notice on 17/1/2013. One comment was received which stated: Will improve the property and general look of the area.					
CAAC/Local groups* comments: *Please Specify		The Belsize CAAC raised no objection.					

Site Description

The property is a single family dwelling located mid terrace on the eastern side of Daleham Mews. The property is three storeys and has a terrace at first floor level at the rear. The property is located within the Belsize Conservation Area and makes a positive contribution. It is not listed.

Relevant History

2008/0455/P - Change of use of garage to habitable accommodation in connection with the existing single-family dwellinghouse (Class C3) – Granted - 04/03/2008

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)

Belsize Conservation Area Statement

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

The proposal is for replacing the windows on the rear elevation at first and second floor levels and the replacement of an existing close boarded fence with a cedar screen with glazed balustrade around the existing rear roof terrace at first floor level.

Design

Windows

The existing rear elevation windows are single glazed timber framed casements which sit on the edge of the elevation with a gap between them on both first and second floor levels. There is no ground floor rear elevation because this backs into the properties in McCrone Mews.

The existing windows at first floor level form a pair of wide and narrow windows on each side of the elevation with a wider matching but symmetrical pair above on the rear mansard roof slope. None of the windows along the rear elevations of the terrace of properties along the mews match. Therefore, changes to the window pattern would not upset any established pattern across the rear elevations.

The existing windows are part of a remodelling project including internal re-organisation which involves enlarging the bedroom at second floor level, and therefore the extension of one set of windows.

The proposed windows will be double glazed and aluminium framed. At first floor level a set of four panes floor to ceiling windows with fixed outer panes and opening French doors sit on one side, giving better access to the terrace. To the other a set of three pane casement windows are proposed with the right hand openable.

At second floor level a pair of casements similar in size to the existing sit above the four pane set at first floor level and will be fitted with frosted glass because this is a bathroom. A five pane bay is proposed for the other side of the elevation and is part of the enlarged and re-arranged floor to form a bedroom. The extreme right hand second floor windows can be seen from the mews at the rear above the existing terrace screening but the other windows are all unseen from the public realm. The overall enlargement of the windows will be from 11.2 sq metres to 13.4 sq metres.

Therefore, the proposed design, size, fenestration pattern and materials are all considered to be an enhancement to the mix of existing windows and are therefore considered to improve the character and appearance of the Belsize Conservation Area.

Terrace screening

The existing terrace screening is made up of 2m high feather board timber fence and this is proposed to be replaced with a mix of cedar fencing at the sides, and on the rear edge of the terrace with 0.9m of glazed balustrade above measuring 2m high in total. This proposal is also considered acceptable in its design and use of materials because it is considered an enhancement to the existing situation. Considered compliant with policies DP24 and DP25 of the LDF 2010.

Amenity

There are no new amenity concerns raised as a result of the proposals.

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613