

Delegated Report		Analysis sheet		Expiry Date:		12/02/2013	
		N/A / attached		Consultation Expiry Date:		31/01/2013	
Officer				Application Number(s)			
Carlos Martin				2012/6335/P			
Application Address				Drawing Numbers			
22 Hampstead High Street London NW3 1QA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of three windows with a single window at ground floor level office facing Gayton Road (Class B1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 10/01/2013 to 31/01/2013. Site notice displayed from 28/12/2012 to 18/01/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: No objection. Heath & Hampstead Society: No response.					

Site Description

The application site relates to an end of terrace building located on the north side of Hampstead High Street, on the corner with Gayton Street. The site is not listed but belongs to the Hampstead Conservation Area.

Relevant History

PW9605003R1: Installation of a shopfront. Refused 03/01/1997. The proposed shopfront would have an adverse effect on the appearance of the building and the visual amenity of the area.

9300831: The insertion of an entrance door and shop window to the rear part of the side elevation to Gayton Road. Granted 04/11/1993.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth

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

DP30 Shopfronts

Camden Planning Guidance

1 (design)

6 (amenity)

Hampstead Conservation Area Statement

Assessment

Planning permission is sought for the replacement of three high level small windows facing Gayton Road with a single large window.

The windows to be replaced are located on a rear extension to the original building and currently serve a management office. The proposed new window would be 3m wide by 1.9m high and would feature a hardwood frame as the existing windows.

The proposal is not considered to result in any harm to the character and appearance of the building. The three windows to be replaced are not original features and no objections are raised to their removal in principle. The proposed new window would not detract from the general character and appearance of this end of Gayton Road and hence from this part of the conservation area and would not have a detrimental impact on the character of the existing building. The window would relate to the adjoining shopfront while maintaining its subordinate nature of secondary elevation. The selected hardwood frame would match the frames of other windows in the building and therefore it is considered sympathetic to its character and appearance.

No amenity issues are raised by the proposal

Recommendation: Grant.

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