

Delegated Report		Analysis sheet		Expiry Date:		25/01/2013	
		N/A / attached		Consultation Expiry Date:		03/01/2013	
Officer				Application Number(s)			
Carlos Martin				2012/6435/P			
Application Address				Drawing Numbers			
16A Upper Park Road London NW3 2UP				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing windows to front, side and rear elevation and the replacement of a window with a door on the rear elevation of existing lower ground floor flat (C3)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 13/12/2012 to 03/01/2013. Site notice displayed from 05/12/2012 to 26/12/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Parkhill CAAC: No response.					

Site Description

The site is located on the south side of Upper Park Road, it comprises a 5 storey semi detached property which is subdivided into flats.

The site is not listed, but is within the Parkhill Conservation Area.

Relevant History

2012/3452/P: Erection of a single storey rear extension at lower ground floor level, replacement of all existing windows with double glazed sash windows and infilling of side elevation window to flat (Class C3). **Granted** 21/08/2012.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 (design)

Parkhill Conservation Area Statement

Assessment

The proposal is a resubmission of a previously approved application for the erection of a rear extension and the replacement of the front and side windows (ref. 2012/3452/P). The replacement of the side and front windows, including the new timber side door and iron canopy above are as approved last August under the current policy framework and will not be re-discussed here. The only new element of the current application is the replacement of the existing rear window with a new door instead of building the rear extension.

The proposed new rear door would match the adjacent existing timber door and would not cause any harm to the character and appearance of the building or this part of the conservation area. The proposal does not raise any amenity concerns, as no new openings are proposed.

The proposal complies with current policies and guidance and therefore approval is recommended.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444