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| Delegated Report (Member's Briefing) | | Analysis sheet | | Expiry Date: | | 05/09/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 16/08/2012 | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freeney | | | | 2012/3572/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 192 A Camden Road London NW1 9HG | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Replacement of existing single glazed windows with double glazed windows, enlargement of existing rear door at lower ground floor level, relocation of rear garden steps and associated landscaping in connection with residential flat (Class C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 13 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 20/07/2012 – 10/08/2012 Press notice: 26/07/2012 – 16/08/2012 No comments received. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | Camden Square CAAC – Objection - The drawings are technically unacceptable. <i>Officer comment: A set of clear existing and proposed drawings at an appropriate scale have been submitted to comply with local and national requirements. It is considered that the drawings are acceptable for the assessment of an application of this nature.</i> | | | | | |

Site Description

The site is located on the south east side of Camden Road. It comprises a semi detached property which is subdivided into flats. The site is not listed, but is within the Camden Square Conservation Area.

Relevant History

No relevant history

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

Camden Square Conservation Area Statement

Assessment

1.0 Proposal:

1.1 Permission is sought for the replacement of the existing timber framed sash windows at the front, the installation of sliding doors at the rear and landscaping works at the basement level flat.

2.0 Assessment:

2.1 The proposal is considered to be acceptable. Camden Planning Guidance advises that where timber is the traditional window material, replacements should also be in timber frames. The drawings and design and access statement indicate that the proposed windows would be of a matching design to the originals. Given that the property is a basement level flat which is not overly visible from the street it is considered that any impact on the appearance of the host building as a result of introducing double glazing would be minimal.

2.2 The proposed sliding doors would replace existing French doors and a non-original window. They are considered to be acceptable in terms of design and appearance; given that they are at basement level they would not be overly visible from the surrounding conservation area.

2.3 The landscaping works to the garden would involve the creation of a steps leading up to the main garden level. Given the size of the garden it is not considered that the works would have any impact on the character or open nature of the area.

2.4 Given the minor nature of the scheme there would be no impact on the amenity of adjoining neighbours.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd September 2012.
For further information please click [here](#).