

Delegated Report		Analysis sheet		Expiry Date:		29/05/2012	
		N/A / attached		Consultation Expiry Date:		24/05/12	
Officer				Application Number(s)			
John Nicholls				2012/1854/P			
Application Address				Drawing Numbers			
Flat 2 4 Elsworthy Terrace London NW3 3DR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of doors to replace existing window on rear elevation to ground floor 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	12	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 24/4/2012 and a press notice on 3/5/2012. No comments or objections were received as a result of this consultation.					
CAAC/Local groups* comments: *Please Specify		The Elsworthy CAAC have commented as follows: No objection provided that the lintel of new window lines up with existing window (of the adjacent bay window); i.e. lowered.					

Site Description

The site is a ground floor flat located in a 4 storey property located mid terrace on the north eastern side of Elsworthy Terrace sandwiched between Primrose Hill to the south and Elsworthy Road to the north.

The property is not listed but is located within the Elsworthy Conservation Area and considered to be a positive contributor.

Relevant History

PWX0203028 - The erection of a garden shed in the south-eastern corner of the rear garden – granted - 10/02/2003

Relevant policies

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

Elsworthy Conservation Area Appraisal and Management Strategy

Camden Planning Guidance 2011

Assessment

Proposal

The proposal seeks to replace a window on the rear elevation at ground floor level as part of a scheme of works which make internal alterations in order to give light to an internal room within the flat with a set of French doors with fan light above. The alteration includes dropping the sill (by 0.8m), raising the header (by 0.65m) and widening the opening (by 0.55m).

Amendments

Officers have asked the applicants to amend the size of the window to the same dimensions as the central bay window adjacent. This has involved lowering the header height by 0.45m and widening the opening by 0.1m in order to improve the proportions. This is also what the CAAC requested and raised no objection should these alterations be made.

Design

There are several other alterations to the established fenestration pattern along both elements of this terrace, one of which was allowed as recently as August 2011. Therefore, although this proposal does disrupt the established window pattern, it is not considered to cause harm. The materials are proposed to match the existing with the architectural styling also copied from the original window with the retention of a stucco finished window header. The proportions of the proposed French doors and fan light are all considered to preserve and enhance the character and appearance of the Elsworthy Conservation Area.

Amenity

There are no amenity issues created as a result of this proposal.

Recommendation: Grant Planning Permission.

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