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| Delegated Report | | Analysis sheet | Expiry Date: | 12/03/2012 |
| (Members Briefing) | | N/A / attached | Consultation Expiry Date: | 16/02/12 |
| Officer | | | Application Number(s) | |
| Connie Petrou | | | 2011/6053/P | |
| Application Address | | | Drawing Numbers | |
| 7 Thurlow Road London NW3 5PJ | | | See decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| Replacement of front casement window at ground floor level with a sash window to residential flat (Class C3). | | | | |
| Recommendation(s): | | Grant | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 08 | No. of responses | 03 | No. of objections | 02 |
| Summary of consultation responses: | <p>No. Electronic 00</p> <p>Site Notice displayed 19/01/12 Press notice displayed 26/01/12</p> <p>8A Thurlow Road – Objection</p> <p>Objects to replacement window as it will be almost adjacent to window of no. 8A and will result in noise dust and disruption.</p> <p>Officer's response: This is not a planning matter for a development of this size – Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. The relative informative will be added to the permission.</p> <p>6 Thurlow Rd – Support</p> <p>The proposal would be an improvement and more in keeping with the conservation area.</p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | <p>Fitzjohn/Netherhall CAAC</p> <p>We have no objection to the window change, although feel it should be slightly smaller.</p> <p>Officer's response: see paragraph 2.2</p> | | | | | |

Site Description

The application site relates to a semi-detached four storey Italianate property located on the west side of Thurlow Road, within the Fitzjohns/Netherhall CA. The property is divided into flats and not listed. It has been identified as a positive contributor to the character and appearance of the CA. However, its external staircase is considered a negative feature.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth; 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 2006

Fitzjohns/Netherhall Conservation Area Statement

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of a casement window with timber sash window at front of raised ground level of existing flat (Class C3).

2.0 Assessment

2.1 The proposal is considered acceptable in design terms, give that sash windows are the traditional window type for this property. The materials and window patter match the existing and therefore the proposal is considered to preserve and enhance appearance of the building and conservation area.

2.2 There are only partial views of the window from street level as it is largely concealed by a metal staircase. The window is similar in size to the equivalent window at first floor on the main house and is appropriately proportioned for the size of the side wing and is acceptable in design and conservation terms.

2.3 The depth of the frame will have to increase to accommodate the double glazing, however the proposed section shows how the windows will be fitted so that the increment is taken into the internal space so as not to alter the external appearance of the windows or the brickwork.

2.4 Due to the nature of the application there will be no impact on the amenity of neighbours. The proposal is considered to comply with Local Development Framework policies CS14, DP24 and DP25.

Recommendation: Grant Planning Permission.

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