

Delegated Report		Analysis sheet		Expiry Date:		30/11/2011	
		N/A / attached		Consultation Expiry Date:		14/10/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/4951/P			
Application Address				Drawing Numbers			
FLAT 1 GRAFTON CHAMBERS GRAFTON PLACE LONDON NW1 1LN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing steel windows with double glazed aluminium windows to ground floor flat, and replacement of rear door to 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	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 14/10/2011 – 04/11/2011 No comments received					
CAAC/Local groups* comments: *Please Specify		The site is not within a conservation area and there are no statutory groups to consult.					

Site Description

The site is located at the junction of Grafton Place with Churchway. It comprises a 6 storey building subdivided into flats.

The site is not listed, nor is it within a conservation area. However it is considered to have some architectural merit.

Relevant History

2006/4467/P - Replacement of existing metal windows with double glazed aluminium windows to each of six flats including common areas. *Granted 11/12/2011*

2008/0472/P - Replacement and enlargement of balconies on all floors to rear elevation of building. *Granted 18/03/2008*

2007/5639/P - Replacement of all balconies on northwest elevation by enlarged ones with steel and glass balustrades *Granted 23/01/2008*

2005/1265/P - Installation of windows and a door to enclose existing stairwell. *Granted 28/07/2005*

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

Assessment

Proposal:

Permission is sought to replace the existing steel framed crital windows with double glazed aluminium framed windows, and the replacement of the existing rear doorway all at ground floor.

Assessment:

The principle of replacing the existing steel framed crital windows with double glazed aluminium framed windows has been established as being acceptable under reference 2006/4467/P.

Although the policy and guidance used to assess that application has since been superseded the policies and guidance relating to such works have not changed significantly.

The proposal would see aluminium framed windows of the same colour, style, dimensions, profile and opening method installed at ground floor level. The existing openings will remain unaltered, preserving the brick lintels.

A timber doorway at rear ground floor level would be replaced with a matching timber framed door.

The proposal is considered to be acceptable and would not affect the appearance of the host building or wider street scene, nor would there be any impact on the amenity of adjoining occupiers.

Recommendation: Grant Planning Permission.

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