

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		6/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/4377/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement Flat 95 Gloucester Avenue London NW1 8LB				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of folding doors and double-glazed window to rear elevation of existing basement flat (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed for 21 days from 07/09/2011 and a press notice published on the 15/09/2011 – No comments have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC – No objection.					

### Site Description

The site is located on the south west side of Gloucester Road. It comprises a 3 storey mid-terrace property subdivided into flats.

The site is not listed but is within the Primrose Hill Conservation Area.

### Relevant History

2010/6935/P - Alterations to basement flat to include new window and creation of entrance and lobby to the front elevation and new sliding doors to the rear elevation of dwelling house (class C3). *Granted 04/03/2011*

### 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

#### Primrose Hill Conservation Area Statement

### Assessment

#### Proposal:

Permission is sought for minor alterations to the rear elevation at lower ground level to replace an existing timber framed door and window with aluminium framed sliding doors and window.

#### Assessment:

The existing arrangement comprises a non-original timber framed doorway and window at lower ground level. The proposal would see the doorway replaced with bi-folding doors and the window replaced with an enlarged aluminium framed window.

The proposal is considered to be minor in nature and does not negatively affect the appearance of the host building or wider conservation area. The existing windows are not original and no important historic features will be lost.

The proposal would have no impact on the amenity of adjoining occupiers; there would be no potential for increased overlooking into neighbouring habitable rooms or gardens.

**Recommendation: Grant Planning Permission.**

### Disclaimer

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