

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	09/06/2011
		N/A / attached		<b>Consultation Expiry Date:</b>	19/05/11
<b>Officer</b>			<b>Application Number(s)</b>		
Connie Petrou			2011/1707/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
1 Sandy Road London NW3 7EY			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>					
Alterations and replacement of windows to the side and rear elevation at first and second floor level of dwelling house (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Householder Application			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses	<b>05</b>
				No. electronic	<b>00</b>
<b>Summary of consultation responses:</b>		4 objections were received from neighbouring properties, however, these objections related to the pergola which has now been removed from the application. All objectors were notified via email that this aspect of the application had been withdrawn and therefore not considered as part of the proposal. All objec			
<b>CAAC/Local groups* comments:</b> *Please Specify		The Heath and Hampstead Society have objected to the lack of information on the proposed ground floor conservatory and pergola at roof level. No objections were made in relation to the proposed window alterations.  <b>Officer comments: The ground floor conservatory is the subject of a separate application (011/2158/P). The pergola has been removed from the application. As above the Society were informed via email about the amendment to the proposal and the separate application for the conservatory.</b>			

## Site Description

The property is one of a terrace of three properties fronting Sandy Road, which is located on the edge of Hampstead Heath. The site comprises a three storey semi-detached single family dwelling housing located within a predominantly residential area. The building is not listed but is located within the Hampstead Conservation Area and is noted as a positive contributor within the Conservation Area Statement. The property is also covered by an Article 4 Direction.

## Relevant History

None

## 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

### Hampstead Conservation Area Camden Planning Guidance 2006

## Assessment

As a result of the Article 4 direction permitted development rights for this single family dwelling have been removed. There are public views of both windows from Hampstead Heath.

Permission is sought for the replacement of existing single glazed timber windows on the side and rear elevation at second floor with double glazed softwood timber framed units. The window opening on the side elevation would not increase in size, but would alter in appearance comprising 3 equally sized window panels. The window on the rear elevation is proposed to have its cill lowered in line with the window on the side elevation. The number of glass panels will also increase from two to three.

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.

The proposal is considered acceptable in terms of design and appearance and will not have a detrimental impact on the character of the conservation area.

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.

**Reccomendation: Grant Planning Permission.**

### Disclaimer

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