

Delegated Report	Analysis sheet	Expiry Date:	15/04/2011
	N/A / attached	Consultation Expiry Date:	22/3/2011

Officer	Application Number(s)
Hugh Miller	2011/0839/P

Application Address	Drawing Numbers
Flat A 74 Caversham Road London NW5 2DN	Refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Retention of uPVC French doors on rear elevation to lower ground floor level maisonette (Class C3).

Recommendation(s):	Grant
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<ul style="list-style-type: none"> Advertised in the local press – Ham & High 03/03/2011. Site Notice displayed 23/2/2011, expires 16/3/2011. No responses were received. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Bartholomew Estate CAAC</u> : At the time of writing no response were received.					

Site Description
A 4-storey end of terrace property situated on the north side of Cavendish Road at the junction with Bartholomew Road. The property is converted into two (maisonettes) self-contained flats that occupy the lower and upper ground. The property is within the Bartholomew Estate conservation area. The building is not listed.

Relevant History

January 2011- Withdrawn planning application - Retention of replacement framed uPVC French doors for two critical windows on rear elevation at lower ground floor level for lower and upper ground floor level maisonette (Class C3).

Relevant policies

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

CPG 2006:

Section 19: Extensions, alterations and conservatories

Bartholomew Estate Conservation Area Statement:

Assessment

Proposal:

- Retention of replacement framed uPVC French doors for two critical windows on rear elevation at lower ground floor level for maisonette at lower and upper ground floor levels (Class C3).

Design and appearance

The maisonette at the lower and upper ground floors has been undergoing refurbishment works and has resulted in the provision of alternative access into the rear garden. The newly installed French doors comprise Upvc framed double glazed units and they replaced the former critical metal framed windows located at the lower ground floor level rear elevation. The replacement units are installed within the width of the existing openings and they are of a simple design with no glazing bars. The French doors have an increased proportion of frame plus glazing compared to the former critical framed metal windows. It is acknowledged that the increase in frame size could be critical if the windows were visible in the public realm and the host building was deemed to be a positive contributor within the Bartholomew Estate Conservation Area, but neither is the case here. The doors are at garden elevation and not visible from streetscene; the upper floor windows are mainly timber sash windows but neighbouring properties display other materials- eg. No 76a has a PVC framed conservatory. Additionally, when viewed from a distance, the frame of the installed French doors has a similar appearance to the timber framed windows at upper ground level. The loss of non-original Critical windows and the creation of French doors is acceptable in principle.

The French doors have larger proportioned framed door units, which would not be discernible to the extent that it would cause material visual harm, because they are not visible from the public realm, only within the rear garden. Normally, uPVC framed units would be discouraged because of their visual appearance and impact on the host building. However, it is considered that in this instance, the upvc French door units would not significantly alter the appearance of the building neither would it harm the character or appearance of the Conservation Area. Thus in terms of design and materials and execution, the proposal is satisfactory.

Neighbour amenity

The proposal would not have any impact on residential occupiers' amenity.

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