

Delegated Report		Analysis sheet		Expiry Date:		11/11/2010	
		N/A / attached		Consultation Expiry Date:		20/10/2010	
Officer				Application Number(s)			
Carlos Martin				2010/4673/P			
Application Address				Drawing Numbers			
4C Murray Street London NW1 9RE				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Creation of window on rear-side (north-west) elevation at second floor level for second and third floor 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		12		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		Site notice displayed from 22/09/2010 to 13/10/2010.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Square CAAC – No response					
Site Description							
The application site is a three-storey plus roof level mid-terrace building located on the south-west side of Murray Street, between the junctions with Agar Grove (to the south-east) and Stratford Villas (to the north-west). The building is in use as an architect's office at ground floor level, with a self-contained flat at first floor level and self-contained maisonette at second and third floor roof level. This application concerns only the upper floor maisonette. The application site is not a listed building but is located within Camden Square Conservation Area.							
Relevant History							
2009/3599/P: pp granted for reconfiguration of second floor level rear elevation to create additional living accommodation and enlarged rear terrace area at third floor level for second and third floor maisonette (Class C3).							
8903294: pp granted for the erection of a glazed enclosure to a balcony at second floor level. 21/08/1989.							

Relevant policies

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Camden Square Conservation Area Statement

Assessment

Planning permission is sought for the creation of a window on the rear side (north-west) elevation to serve the staircase between the second and third floors of the maisonette.

The proposed window would be located on the side (north-west) elevation of the existing back-addition and would be identical in size and appearance to the window approved under ref no. 2009/3599/P located on the south-east side elevation of the back-addition.

The proposed window would feature obscure glazing, which would prevent loss of privacy on the adjoining property, and as it would match other windows in the building and would not be visible from the public realm, it is considered to be in accordance with current relevant LDF policies.

A condition to retain the obscure glazing permanently should be added to the permission to ensure the privacy of neighbours is protected.

Recommendation: Grant.

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