

Delegated Report		Analysis sheet		Expiry Date:		10/09/2010	
		N/A / attached		Consultation Expiry Date:		25/08/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/3761/P			
Application Address				Drawing Numbers			
29 Agar Grove London NW1 9UG				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Retention of second floor window on side (west) elevation and flush rooflight on rear (north) roofslope of second floor 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	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 30/07/2010, expiring on 20/08/2010. No responses received.					
CAAC/Local groups comments:		<i>Camden Square CAAC</i> – no comments received					
Site Description							
The site is located on the north side of Agar Grove in a predominantly residential area. The site comprises a three-storey semi-detached property subdivided into flats. This application relates solely to the second floor flat. The building is not listed but is located within the Camden Square Conservation Area.							
Relevant History							
27/08/2002 – p.p. granted (PEX0200563) for construction of a ground floor infill extension to form a new access to the garden flat.							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas)							
Camden Planning Guidance 2006							
Camden Square Conservation Area Statement							
LDF Core Strategy and Development Policies CS1 (Distribution of growth), 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).

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal – Permission is sought for the following;

- Retention of a timber framed obscure glazed top-opening casement window at second floor level on the side (west) elevation of the building
- Retention of a conservation style (flush) rooflight on the rear (north elevation) roofslope.

Design – The flank wall of the building is largely screened the neighbouring building no. 27 which limits the visibility of the new window at second floor level from the wider conservation area. The window is obscured glazed, top-opening and timber framed to match the material of the fenestration of the host building. It is considered that the window is of an appropriate scale and position and does not detract from the character of the host building or character and appearance of the wider conservation area.

The conservation rooflight is located on the rear roofslope and is relatively flush to the roofslope. There are a few examples of rooflights located in similar properties to the rear of the site along St. Augustines Road and on the south side of the street on Agar Grove. It is considered that the rooflight has been sensitively located on the rear roofslope and is of an appropriate scale in the context of the host building. It is considered that the addition does not harm the character of the host building or the character and appearance of the wider conservation area.

Amenity – The window on the side elevation of the building at second floor level is obscure-glazed and top-openable. This is considered sufficient to ensure that the window does not result in any detrimental levels of overlooking or loss of privacy to the neighbouring occupiers. It is nevertheless considered that a condition requiring the window to be retained and maintained as obscure glazed should be attached to the decision notice.

The proposed conservation rooflight adds an additional level of overlooking at roof level. However it is considered that given the distance of the properties to the rear, the oblique angle of any views from the conservation rooflight and the presence of windows on the floor below the proposal does not result in detrimental levels of overlooking or loss of privacy in comparison to the existing situation.

Recommendation – Grant planning permission

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