

Delegated Report		Analysis sheet		Expiry Date:		16/08/2010	
		N/A / attached		Consultation Expiry Date:		28/07/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/3269/P			
Application Address				Drawing Numbers			
Flat 1 Salamander Court 135 York Way London N7 9LG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
New glazed and enlarged folding doors to the private courtyard of ground floor flat.							
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	25	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments:		N/A					
*Please Specify							

Site Description

The application site comprises the ground floor flat (Flat 1) of a five-storey building located on the west side of York Way, opposite the junction with North Road (to the east). The building is split into flats and beyond the southern and western boundaries of the site is Brecknock Primary School.

The host building is not listed, nor is it located within a conservation area.

Relevant History

Flat 1, Salamander Court

2003/0218/P - Erection of an extension to form a bathroom and the erection of a conservatory to form additional floorspace. Granted 04/09/2003. This scheme is unimplemented at the application site. The time period for implementing this permission has now expired.

2009/1393/P- Erection of new glazed roof over existing courtyard to ground floor flat (Class C3). Granted 22/05/2009. The ground floor of the property has access to two private external courtyards. The existing permission applies to the rear courtyard whilst the current application relates to the courtyard beside the car park.

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions

Supplementary planning guidance

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

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.

CS1- Distribution of growth
CS5- Managing the impact of growth and development
CS14- Promoting high quality places and conserving our heritage
CS17- Making Camden a safer place

DP24- Securing high quality design
DP26- Managing the impact of development on occupiers and neighbours

Assessment

The application is for the enlargement of an existing door and the creation of an additional door to the private courtyard/terrace area of the flat at ground floor level. The new doors would be aluminium framed folding/sliding and would be the same height as the existing doors. The courtyard shares a boundary wall with trellis above alongside the car parking area and has a wall to the far end. The doors would be visible in obscured views through the trellis from the car park but are sized and positioned appropriately within the context of the existing building and fenestration pattern and would not effect the overall appearance of the property. The openings would face on the private courtyard and the car park and would not affect the privacy of any neighbouring properties.

Recommendation:

Grant planning permission.

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