

Delegated Report		Analysis sheet		Expiry Date:		23/08/2010	
		N/A / attached		Consultation Expiry Date:		02/08/2010	
Officer				Application Number(s)			
Rob Willis				2010/3012/P			
Application Address				Drawing Numbers			
Flat 2 11 Bracknell Gardens London NW3 7EE				See Decision Notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to replace existing window at rear with door to provide additional access to existing roof terrace at first floor level, including alterations to widen existing landing and steps to residential flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses No. electronic	01 00	No. of objections	00
Summary of consultation responses:		Response from Garden Studio at no. 11, supporting the application. Comments that her disabled bay outside the property should not be obstructed at any time.					
CAAC comments:		Redington/ Frognaal CAAC: commented that the step design somewhat lacks in clarity, but otherwise no objection.					
Site Description							
The application site comprises a substantial detached 3-storey house that has been sub-divided into flats. Although not listed, the property has been identified as making a positive contribution to the Redington/ Frognaal Conservation Area, in which it is located.							
Relevant History							
8600286: Planning permission granted on 23-04-1986 for alterations to the rear elevation of the first floor flat to provide new patio doors and canopy to existing first floor patio.							
TP47918/16938: Planning permission granted on 04-05-1949 for the conversion of 11, Bracknell Gardens, Hampstead into three self contained flats.							

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

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.

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

Assessment

This planning application seeks the replacement of a window with a new door to provide an additional access point to the rear patio of this first floor flat. Access can already be gained to the patio from the kitchen of the premises. The main issues to be considered are the acceptability of the design of the proposed new door, and any impact on the amenity of neighbouring properties.

Design

The design of the proposed new door sympathetically relates to that of the existing window in terms of design and proportion. The top of the proposed door will be at exactly the same height as that of the existing window, and the width will also match the existing window. The proposal seeks to retain the same detailing above the door as existing, and will also retain the same style of timber frame as the existing window.

The proposal will involve the widening of the existing patio steps to allow access down from the proposed new door, with matching timber landing, steps and balustrade. This is considered to be an appropriate approach.

The proposed alterations will not have an adverse impact on the building and will thus preserve the character and appearance of the conservation area.

Amenity

The creation of a new access point can potentially introduce amenity issues by creating new opportunities for overlooking of neighbouring properties. However, in this instance, as the existing window already allows views from the kitchen of the property to the patio of the adjacent premises, the proposal would have a minimal impact. Furthermore, the insertion of a door in the proposed location would simply mirror that of the first floor of the adjacent property, no.13 Bracknell Gardens, which also has a door leading down to the patio from the equivalent location.

Conclusion

The proposals do not raise any concern in terms of design or amenity.

Recommend approval.

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