

Delegated Report		Analysis sheet		Expiry Date:		19/07/2010	
		N/A / attached		Consultation Expiry Date:		07/07/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/2816/P			
Application Address				Drawing Numbers			
207 Goldhurst Terrace London NW6 3ER				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reinstatement of second floor window to front elevation of single dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 16/06/2010 and 9 neighbours notified. No responses were received.					
Local groups comments:		Combined Residents Association for South Hampstead (CRASH) commented that they had no objection as long as the new window was timber framed.					
Site Description							
The site is a 2-storey plus attic terraced house on the southern side of Goldhurst Terrace. It is a single dwellinghouse. It is not listed and lies within the Swiss Cottage Conservation Area.							
Relevant History							
No relevant history.							
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 Extensions and alterations							

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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

The proposal is for the installation of a window to the front elevation at the second floor. The issues for consideration are design/impact on conservation area and amenity.

Design

The houses in this part of Goldhurst Terrace have the appearance of being semi-detached as pairs of houses share a narrow recess to the front. It is proposed to install a window in the front recess at second floor level. There was a window there originally, as can be seen in the rest of the terrace, and the proposal is to reinstate it.

The proposed window would be white painted timber with a horizontal casement above a taller vertical casement. It would measure 700mm (h) x 450mm (w). The proposed window would match the materials and design of other windows in the building and in the terrace.

As the proposal is for the reinstatement of an original feature it is considered to enhance the appearance of the property, the terrace and the conservation area in line with policies B3 and B7 of the UDP, and Camden Planning Guidance which advises that external alterations should take into account the character and design of the property and its surroundings and use matching materials and design details.

Amenity

The lower casement is to be obscure glazed and would be over 30m away from facing properties. As such it is not considered that it would cause a loss of privacy to adjoining occupiers

Permitted development

As the proposal is for an alteration to a single dwellinghouse, would not be an enlargement, and would be in materials matching those of the existing house, the proposal would be permitted development if a Certificate of Lawfulness had been submitted instead of an application for planning permission.

Recommendation

Grant Planning Permission

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