

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/07/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>23/06/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/2595/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 3 Templewood Avenue London NW3 7UY				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations to fenestration of west (side) elevation of residential flat (Class C3) at ground floor level to replace an existing window with a door, and an existing door with a window.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>20</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 02/06/2010 and 20 neighbours notified. No responses were received.					
<b>CAAC comments:</b>		Redington/Frognaal CAAC raises no objection.					
<b>Site Description</b>							
A 2-storey plus attic detached house that lies within the Redington/Frognaal Conservation Area. It is a large red brick neo-Georgian property that is listed as making a positive contribution to the conservation area. It is currently divided into five flats.							
<b>Relevant History</b>							
No relevant history.							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b> SD6 Amenity for occupiers and neighbours B1 General design principles B3 Alterations and extensions B7 Conservation areas							
<b>Camden Planning Guidance 2006</b> Extensions and alterations							
<b>LDF Core Strategy and Development Policies</b> 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 to swap over a ground floor door and window in the side elevation. The main issues for consideration are the impact of the works on the character and appearance on the host building, street scene and wider conservation area, and on the amenity of adjoining occupiers.

## **Design**

The side elevation features a timber sash window and timber door with glazed panels 600mm apart from each other. As part of the refurbishment of the ground floor flat, it is proposed to switch the door and window around.

The proposed timber sash window would be also the same size and design as existing. The proposed door would be timber with glazed panels in a similar design and same size as the existing door.

The design and materials are appropriate for a conservation area.

The applicant has indicated his intention to re-use the existing brick in making good, and a condition will require all materials to match existing.

## **Amenity**

The proposed door and window replace an existing door and window that face onto a boundary wall and are over 30m away from the closest adjacent properties. As such the proposal would have no impact on the amenity of adjoining occupiers.

## **Recommendation**

Grant Planning Permission

### **Disclaimer**

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