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| Delegated Report | | Analysis sheet | | Expiry Date: | | 14/05/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 29/4/2010 | |
| Officer | | | | Application Number(s) | | | |
| Hugh Miller | | | | 2010/1566/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat 1 29 Croftdown Road London NW5 1EL | | | | See decision letter | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of two replacement timber framed sash windows on rear elevation of first floor flat (Class C3). | | | | | | | |
| Recommendation(s): | | Grant | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 03 | No. of responses | 00 | No. of objections | 00 | |
| | | | No. electronic | 00 | | | |
| Summary of consultation responses: | Site Notice displayed 6/4/2010, expires 27/4/2010. No response | | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | Dartmouth Park CAAC: No response. | | | | | | |
| Site Description | | | | | | | |
| The application building is one of a pair of semi-detached properties and comprises part basement, part single-storey, and part 3-storey. The building has a mix of sash and casement timber windows. The building is divided into flats. The building is within Dartmouth Park Conservation Area. The building is not listed. | | | | | | | |
| Relevant History | | | | | | | |
| None | | | | | | | |

Relevant policies

RUDP 2006:

SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas

CPG 2006:

Section 19 – Extensions, alterations and conservatories;

Dartmouth Park Conservation Area Statement

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS6 – Providing quality homes
CS14 – Promoting high quality places and conserving heritage / conservation areas
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage / conservation areas
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

The application proposes the following:

- Installation of two replacement timber framed sash windows on rear elevation at first floor flat (Class C3).

The application building comprises two maisonettes one each occupying the ground and first floors and the second and attic floors. The windows to be replaced are timber framed sashes with glazing bars.

At the ground floor level rear, there are existing timber framed casement windows. On the floors above are located timber framed sash windows which are typical of the houses adjacent to the host building. It is proposed to install timber framed sashes of similar design and proportions as replacement for existing windows in the rear elevation. The new windows would be made from hardwood painted white to match the existing windows. The proposed alterations comprise sympathetic use of materials and would not detract from the appearance of the host building or harm the character or appearance of the wider conservation area. The alterations are not visible from the public realm due to their location being opposite the school grounds. The proposed alterations are in compliance with policies B1, B3 and B7.

There are no amenity issues associated with the proposed alterations.

Grant planning permission.

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