

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/05/2010	
		N/A		<b>Consultation Expiry Date:</b>		08/04/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2010/1230/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3, 8 Ainger Road London NW3 3AR				Refer to draft 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>							
Replacement of 5 windows in front and rear elevation of second floor residential flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	14	No. of responses No. electronic	00 00	No. of objections	00	
<b>Summary of consultation responses:</b>	Adjoining occupiers/neighbours No reply to date.						
<b>CAAC/Local groups* comments:</b> *Please Specify	The application site is not located within a conservation area.						
<b>Site Description</b>							
The application site comprises an existing three story plus attic property situated on the southern side of Ainger road, close to its junction with Erskine Road. The property is not listed, nor is it located within a Conservation Area. The property is constructed in London Stock brick, has been subdivided into flats and this application relates to Flat 3, which occupies the entire second floor of the building.							
<b>Relevant History</b>							
<u>Flat 2, 8 Ainger Road</u> <b>2007/0535/P</b> – Planning permission <i>granted</i> in March 2007 for the replacement of single glazed timber framed sash windows with timber framed double glazed sash windows to front and rear of flat.							
<u>Flat 1, 8 Ainger Road</u> <b>2006/0418/P</b> – Planning permission <i>granted</i> in March 2006 for the removal of existing lower ground floor level single-storey conservatory extension and its replacement with a new single-storey rear conservatory extension and erection of new sloping dormer within ground floor rear roof pitch and minor associated alterations to the rear facade of the existing ground floor flat (Class C3).							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions

### Camden Planning Guidance 2006

### LDF Core Strategy and Development Policies

#### Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

#### Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

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

### Proposal

Planning permission is sought for the replacement of 5 windows in front and rear elevation of second floor residential flat (Class C3).

### Design

Camden Planning Guidance states that where it is necessary to alter or replace windows that are original or in the style of the originals they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area.

In this instance it is proposed to replace the existing timber 'tilting' sash windows at the front and rear of the flat with double glazed timber sliding sash windows, painted white. The existing windows of this flat are in a dilapidated condition and are not considered to enhance the parent building or the nearby Primrose hill Conservation, hence their replacement is welcomed in design terms.

### Amenity

The proposed replacement of windows at second floor level will not result in an adverse impact on neighbouring properties with regards to overlooking, loss of privacy or loss of sunlight or daylight given that they will not be any bigger than what is existing and will replace existing windows where there is no pre existing amenity issues with the neighbouring properties.

### Conclusion

The proposed installation of new timber windows at second floor level is considered to be respectful of the character and appearance of the host property, unobtrusive in their surroundings and in no way detrimental to the amenity of the surrounding area. The proposal is considered to broadly comply with the provisions of Policies B1, B3 and SD6 of the UDP (2006) and the guidelines set out in Camden Planning Guidance 2006.

**Recommendation:** Grant conditional planning permission.

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