

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	20/04/2010
		N/A / attached	Consultation Expiry Date:	07/04/2010
Officer			Application Number(s)	
Hannah Parker			2009/5749/P	
Application Address			Drawing Numbers	
1b Frognal Mansions 97 Frognal Hampstead London NW3 6XT			See Decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of window openings and replacement with timber double glazing to residential flat (Use Class C3)				
Recommendation(s):		Grant permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	04	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from the 17/03/2010 until the 07/04/2010. Objections were received from 4 addresses within Frognal Mansions. A summary of the responses are below;</p> <ul style="list-style-type: none">• Works have been conducted in the past which have been in breach of the lease.• The applicants have filled in certificate A and B• Freeholder not notified of proposals• The applicants state that the site cannot be seen from the public realm. This is not the case.• The site does not appear to be identified on the site location plan• Elevation A does not correctly represent the present fenestration, nor does it correctly show the existing ground level• Inaccuracy of the drawings and the lack of pertinent information with which to properly assess the proposal• Works that have previously been done not displayed on the drawings• Interfere with the structure of adjacent flat• Inappropriate materials <p><i>Council response</i></p> <p><i>The only works that the Council are assessing are those which form part of this application. A site visit was conducted and it was not apparent that any unlawful works in planning terms had taken place. The applicants have submitted a form in which certificate B is the only one which has been signed. The form shows that the freeholder of the building has been informed. The onus is on the applicant to ensure this happens. However, letters to the neighbours and a site notice were displayed by the Council. A site visit confirmed that the windows are barely visible from the public realm. A site location plan with a red line has been submitted. The drawings have been submitted were considered accurate and adequate enough to assess the proposals. Any issues regarding the structural stability of the building on a development this scale is not considered to be a planning consideration.</i></p> <p><i>The comments regarding the inappropriate materials are acknowledged the applicants have agreed in writing that the material of the window will be changed to timber.</i></p>					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC No objection					

Site Description

The site is located on the west side of Frognal. It refers to the ground/ basement floor level of a 6 storey mansion block of flats. The site is located in the Hampstead Conservation Area

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the propos against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
SD6 Neighbourhood Amenity

Supplementary Planning Guidance (2002) and (2006)

Redington/Frognal Conservation Area Statement

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.

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

*CS1 Distribution of Growth
CS5 Growth Areas
CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
DP24 Securing High Quality Design
DP25 Conserving Camden's heritage
DP26 Managing the impact of the development on occupiers and neighbours*

Assessment

The proposal is for the enlargement of two window openings and replacing the existing metal windows with timber.

Main Considerations

- Impact on the host building and the Conservation Area
- Neighbourhood Amenity

Impact on the host building and the conservation area

The windows are located on the side elevation and are almost completely shielded from the public realm. Due to the discrete location and the proposed materials the works are not considered to have any significant harmful affect on the character and appearance of the host building and the wider the conservation area.

The works are considered to be consistent with policies B1, B3 and B7 of the UDP.

Neighbourhood Amenity

The window openings are only slightly enlarged and face directly onto the boundary wall. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation Grant Permission