

Delegated Report		Analysis sheet		Expiry Date:		02/03/2010	
		N/A / attached		Consultation Expiry Date:		16/02/2010	
Officer				Application Number(s)			
Hugh Miller				2009/5827/P			
Application Address				Drawing Numbers			
74a Gaisford Street London NW5 2EH				0003A; 0003B; Upper and Lower Ground Floor; 001A; 001B; 002A; 002B;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to windows and doors at lower ground floor level to rear elevation of 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	10	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site Notice displayed 27/01/2010, expires 17/02/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bartholomew Estate CAAC: No response –date 01/03/2010.					

Site Description

A 4-storey terraced property located on the north side of Gaisford Street, west of Bartholomew Road and east of Hammond Street. The property is divided into two self-contained flats/ maisonettes which is characteristic of properties in Gaisford Street. The building is not listed. The building is within Bartholomew Estate Conservation Area.

Relevant History

None

Relevant policies

RUDP 2006:

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

Camden Planning Guidance 2006

Section 19: Extensions, alterations and conservatories.

Assessment

The application proposes the following:

- Alterations to windows and doors at lower ground floor level to rear elevation of self-contained flat (Class C3).

The application building comprises two maisonettes one each occupying the lower and upper ground floors and 1st plus second floors. The windows and door to be replaced are non-originals and together with internal alterations, which are non-material, form a package of refurbishment works for the self-contained flat.

At the lower ground floor level rear, it is proposed to install Tri-fold patio doors as replacement for existing window, infill existing door opening to form new window and increase the width of the rear most window in the rear elevation. All the new windows and doors would be made from hardwood painted white to match the existing windows on the upper elevation of the host building. 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. 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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