

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/02/2010</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/02/2010</b>

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2010/0002/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Flat A 114 Agar Grove London NW1 9TY	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>
Alterations including the replacement of existing entrance door/gate at front with new timber door/gate, replacement of existing door at rear with new glazed doors, replacement and repositioning of existing side entrance door with new door.

<b>Recommendation(s):</b>	<b>Grant planning permission</b>
<b>Application Type:</b>	<b>Full Planning Permission</b>
<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

Consultations					
Adjoining Occupiers:	No. notified	14	No. of responses	00	No. of objections
			No. electronic	00	
Summary of consultation responses:	No responses have been received				
CAAC/Local groups* comments: *Please Specify	Camden Square CAAC have been consulted. No comments received.				

<b>Site Description</b>
This is a semi detached villa which has been converted to two self contained flats, it is not clear from the planning history when the property was converted or when and if planning permission was granted. It is in the Camden Square Conservation Area and has been identified as a building that makes a positive contribution to the Conservation Area. Flat A is on the lower ground floor and is accessed through a separate entrance from the side alleyway. It appears that both flats have access to the rear garden via this side alleyway.
<b>Relevant History</b>
17199 – Change of use to four self contained flats refused 1973

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan, June 2006**

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

SD6 – Amenity for occupiers and neighbours

### **Camden Planning Guidance December 2006**

### **Camden Square Conservation Area Statement**

## **Assessment**

The proposal is to relocate and replace the entrance door; replace the side entrance gate; install a new security light in the side alleyway; replace the doors at the rear of property; and repave the side alleyway.

## **Revision**

A timber canopy along the side elevation covering half the length of the property and projecting over half of the side alley was originally proposed. The size of the canopy was thought to be inappropriate because it would unbalance the symmetry of the semi detached building and it has therefore been omitted. The original proposal was also to relocate the gas and electricity meters from inside the property to outside, however due to the cost this has now been omitted.

## **Impact on the appearance of the building and conservation area**

- **DOOR RELOCATION AND REPLACEMENT** - The entrance door to the flat is located on the side elevation and is accessed via the alleyway. It is to be moved 0.5m away from the street and will be the same size and height as the existing door. It is of a simple design and is not in a prominent location. It will not detract from the appearance of the building or harm the character of the conservation area.
- **REPLACEMENT SIDE ENTRANCE GATE** - The replacement gate is the same height as the existing gate and as the adjoining gate at 116 Agar Grove. It will be a timber gate and will not detract from the appearance of the building or harm the character of the conservation area.
- **NEW SECURITY LIGHT** - The security light will not be visible from the street as it is below the height of the side entrance gate. It will not detract from the appearance of the building or harm the character of the conservation area.
- **REPLACEMENT DOORS AT REAR OF PROPERTY** - The existing doors are half timber with small glazing panels on the upper half. The proposed doors are to be fully glazed, are the same size and height and are in the same location as the existing doors. They will not detract from the appearance of the building or harm the character of the conservation area.
- **REPAVE SIDE ALLEYWAY** - At the time of the site visit the existing paving along the side alley had already been removed. The new paving will either be concrete or neutral tiles. The paving is behind the side gate and is not visible from the street; it will not detract from the appearance of the building or harm the character of the conservation area.

## **Impact on residential amenity**

The proposed increase in glazing to the rear door and side door will not result in any overlooking issues because there are no habitable room windows in the vicinity. The proposed side entrance gate is the same height as the existing and will not create any overshadowing issues either.

## **Recommendation**

The proposed alterations to the building are considered to accord with the policies contained in the Unitary Development Plan and are therefore recommended for approval subject to relevant conditions and informatives.

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