

Delegated Report		Analysis sheet		Expiry Date:		30/12/2009	
		N/A / attached		Consultation Expiry Date:		10/12/2009	
Officer				Application Number(s)			
Gavin Sexton				2009/5288/P			
Application Address				Drawing Numbers			
25 Bracknell Gardens London NW3 7EE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of two chimney stacks to side elevation with a single smaller chimney to residential dwelling (C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	No other groups notified						
CAAC/Local groups* comments: *Please Specify	Redington /Frognal CAAC 'No comment' .						

Site Description

The application site relates to a two-storey-detached single family dwelling house on the south side of Bracknell Gardens in the Redington/Frogna Conservation Area. The dwelling is set away 25m from the street.

The application property is identified as a positive contributor to the appearance and the character of the conservation area.

Relevant History

Sept 2009 Permission was granted (2009/3130/P) for “Erection of gate piers and gates to front boundary of single dwelling house (Class C3)”

Relevant policies

Camden's Revised Replacement Unitary Development Plan 2006

- B1 - General Design Principles
- B3 - Alterations & Extensions
- B7- Conservation Areas
- SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Redington/Frogna Conservation Area Statement

Assessment

Background

Under C.1(c)(i) of Part 1 Class C of the amended General Permitted Development Order (2008) alterations to the roof of a dwelling which involve alteration or replacement of a chimney is not permitted development.

Proposal

The proposal is for the removal of two existing chimneys on the West side of the dwelling and their replacement with a single smaller chimney. The two existing chimneys are 0.4m x 0.4m and while they are 2.5m tall they are clearly subsidiary to the taller, deeper and more substantial front and rear main stacks which are to be retained. Of the two chimneys to be removed only the one towards the front is visible from the street. The single replacement would be 0.4m x 0.4m x 1m tall set towards the rear of the side roof slope.

While chimney stacks on Bracknell Gardens are often elaborate and decorative the chimney stacks in this case are plain and unadorned. The replacement would still be visible from the street.

The replacement of two stacks and replacement with a single smaller one is not considered to harm the appearance of the host building and is acceptable.

The proposed changes do not raise any issues in terms of neighbour amenity.

Recommendation: Grant conditional planning permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613