

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/12/2009	
				<b>Consultation Expiry Date:</b>		04/11/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2009/3832/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 9 Lindfield Gardens London NW3 6PX				Refer to decision letter			
<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 to doors and windows and replacement of external timber cladding with new timber cladding for a lower ground floor flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission with conditions					
<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	25	No. of responses	02	No. of objections	02
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p><b><i>The application was revised after letters of consultation were sent. Planning issues for concern (rear extension and replacement of concrete steps) removed from the scheme.</i></b></p> <p>Objections have been received from occupants of flat 5 and the garden flat of 9 Lindfield Gardens. Object to extension – reduces security; blocks light and air. Question docs. on web site accurate, one is labelled 13 Lindfield Gardens. Object to replacement of concrete steps. Non-planning matters:</p> <ul style="list-style-type: none"> <li>• internal work has caused damage to neighbour's property;</li> <li>• freehold issues;</li> <li>• reference to meeting held between architect and neighbours</li> </ul> <p><i>Officer comment</i> <i>The application amended. Removed extension and replacement of concrete steps from the scheme. The photomontage is labelled 13 Lindfield Gardens but plan showing direction of photos identifies No.9 (both on same doc.)</i></p>					
<b>CAAC/Local groups comments:</b>		<p><u>Redington/Frogna</u> No information about the proposed extension. Insufficient information. <i>Officer comment</i> <i>Extension no longer included in application or on revised drawings.</i></p>					

## Site Description

The site is located on the south/west side of Lindfield Gardens. The detached residential building comprises three storeys. It has been divided into flats two of which (the garden flat and flat 1) are at lower ground level. Flat 1 is currently undergoing considerable works and is unoccupied. The site is within the Redington/Froggnal Conservation Area.

## Relevant History

14/11/2007 (2007/3363/P) Planning permission for the replacement of 2 existing windows with doors on the rear elevation and 2 existing windows with doors on the side elevation.

## Relevant policies

Replacement UDP: SD1(Quality of life; SD6 (amenity for occupiers and neighbours); B1(general design principles); B3 (Alterations and extensions); B7(conservation areas)

Camden Planning Guidance: conservation areas; overlooking Redington/Froggnal Conservation Area Statement

## Assessment

### Proposed

The originally submitted drawings have been superseded by revised drawings and a letter dated 02 November 2009. The rear extension has been removed from the scheme and concrete steps would be retained and made good.

West elevation: The installation of an obscure glazed window to a new en-suite shower room. New timber cladding would replace existing on an external wall adjacent to steps leading up to the front garden. Two new double glazed doors would replace the existing multi – pane glazed doors.

East elevation: The enlargement of three existing window openings. Two to a study and a larger window to the dining area.

### Materials

Existing casement windows within the west and east elevations (described above) would be replaced with double glazed sash windows with timber frames. Yellow stock brickwork would be retained and cleaned.

50mm x 25mm horizontal self-finished western red cedar cladding would be fixed to treated softwood battens on the wall adjacent to the concrete steps (west elevation). Within the west elevation a new mirror with safety glass would be fixed over the existing rendered wall the same height as the doors.

### Consideration

Alterations would be to doors and fenestration opening onto narrow passages (east and west) with limited external visibility, none from public domain.

Alterations to the east elevation would allow additional light into a study and lounge/dining area. The windows and door face a brick wall and high timber fence that form the boundary with the neighbouring property.

There are windows within the flank wall of the premises adjacent (No.11). However, given that the existing doors are glazed, privacy to the adjacent property would not be worse than existing. A condition requiring the obscure glazing of the new en-suite window would be appropriate. Obscure glazing is also unnecessary for east elevation windows since they are directly opposite a fence.

It is considered that proposed works would not harm the appearance of the property or the character and appearance of the conservation as such the application is in line with policies B1 (general design), B3 (alterations) and B7 (conservation areas). The quality of life and amenities of adjoining occupiers would not be harmed, therefore the scheme is also in compliance with policies SD1 (quality of life) and SD6 (amenity).

Recommend approval with conditions:

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