

Delegated Report		Analysis sheet		Expiry Date:		05/10/2009	
		N/A		Consultation Expiry Date:		05/10/2009	
Officer				Application Number(s)			
Eimear Heavey				2009/3493/P			
Application Address				Drawing Numbers			
2 Kidderpore Avenue London NW3 7SP				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of wrought iron canopy over front door and alterations to windows and front door approved under Planning Application ref 2007/5203/P.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 09/09/2009 until 30/09/2009 Adjoining occupiers/owners No reply to date.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington/Frognaal CAAC No reply to date. Local Groups No reply to date.					
Site Description							
The site is located on the northeastern side of Kidderpore Avenue and falls within Redington/Frognaal Conservation Area. The site comprises a part 3-storey house, which has been converted into 6 self-contained flats. The surrounding area is characterised by similar residential premises and a number of Listed buildings.							
Relevant History							
In 1969 planning permission was granted to convert the subject site into 6 self-contained flats.							
2007/5203/P – Planning permission was granted in Dec 2007 for the relocation of main entrance to flat 1, and alterations to windows on east and south-west elevation.							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

- SD1 – Quality of life
- SD6 – Amenity for occupiers and neighbours
- B1 – General Design Principles
- B3 – Alterations and Extensions
- B7 – Conservation areas

Camden Planning Guidance 2006

Section 10 Conservation Areas

Section 19 Extensions, alterations and conservatories

Conservation Area Statement – Redington/Frognaal

Assessment

Proposal

Planning permission is sought for the erection of wrought iron canopy over front door, and alterations to windows and front door approved under Planning Application ref 2007/5203/P

Differences between this application and 2007 application

Planning permission was granted in December 2007 for the relocation of main entrance to flat 1, and alterations to windows on east and south-west elevation. In this instance it is proposed to install French windows on the east and west elevations in place of the existing windows and to alter the shape of the top of the windows on the east elevation. A new front door is also proposed, along with a wrought iron canopy above this door.

Design

It is proposed to install French windows on the east and west elevations in place of existing windows, the proposed French windows will be hardwood frames painted white to match existing windows and doors in the property and a condition has been placed on the permission requiring matching materials. With regards to the shape at the top of the windows on the eastern elevation, it is proposed to retain the original opening where a door existed and to incorporate this in to the window design, this will result in the middle section of the windows being slightly taller. This window will also be constructed in hardwood and will be painted white.

It is also proposed to erect a canopy over the new painted hardwood front door; the proposed canopy will be constructed in wrought iron, will sit approximately 0.4 metres above the fanlight and will incorporate detailing at the front and sides of the canopy. Although the canopy will be visible from Kidderpore Avenue it is considered to be lightweight in appearance.

It is considered that the proposed alterations do not impact detrimentally on the character and appearance of the original building or on the surrounding Conservation Area and therefore accords with Policy B1 and B7 of the UDP (2007).

Amenity

The new French doors will open on to areas of private open space and in light of this it is considered that the proposed alterations would not result in an adverse impact on the neighbouring properties in terms of overlooking, loss of privacy or loss of sunlight or daylight. The proposal therefore accords with Policy SD6 of the UDP (2006).

Conclusion

It is considered that the proposal respects the character/appearance of the original building. All new windows and doors, would match the existing and be in keeping with the main building. Furthermore, the proposed windows and doors and canopy would not result in any additional amount of overlooking or the loss of privacy to neighbouring properties.

In the light of the above, the proposal is considered to preserve and arguably enhance the character and appearance of the building and Redington/Frognaal Conservation area. It is considered to comply with Policies SD1, SD6, B1, B3, B7 of London Borough of Camden Unitary Development plan and the Redington/Frognaal Conservation Area Statement.

Recommendation: Grant 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