

LDC Report		19/08/2009
Officer		Application Number
Jennifer Walsh		2009/2615/P
Application Address		Drawing Numbers
17 Holly Mount, London NW3 6SG		Please refer to draft decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Elevational alterations involving new and enlarged window openings on front, rear and side elevations at lower ground floor level.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application site is Early 19th Century Baptist Church located within Hampstead Conservation Area sandwiched between 2 grade II listed building dating from the same period. The Baptist church is now in Class C3 use. The application property itself is not listed but is noted in the Hampstead Conservation Area Statement as making a positive contribution to the character of the area. The rear of the property is completely enclosed by the buildings of Golden Yard and 16 Holly Mount.</p> <p>1. The following works are included within this proposal</p> <ul style="list-style-type: none"> - alterations to the rear involving the proposed enlargement of two existing casement windows to one larger window measuring 1.8m length x 1m in height; - the insertion of a new window to the rear elevation; - the insertion of a new window to the side elevation, - the lowering and enlargement of the existing window to the side elevation; - the glazing of the existing archway on the front elevation; - enlarging the two existing windows vertically by 1 metre on the front elevation <p>All of the proposed alterations are to match the design of existing.</p> <p>These works are considered as permitted development by Part 1, Class A to the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. Due to the proposal including the addition or alterations to windows, points a – i within the General Permitted Development order have all been met.</p> <p>As the window is located at lower ground floor level, a condition requesting the window to be obscure-glazed and non opening will not be required.</p> <p>An informative stating that the proposals would only constitute permitted development if the materials used in any exterior work shall be of matching materials to those on the existing dwellinghouse, in accordance with Condition A.3/B.2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.</p> <p>Recommendation: Grant Lawful Development Certificate</p>		

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