

Delegated Report		Analysis sheet		Expiry Date:		13/04/2009	
		N/A / attached		Consultation Expiry Date:		02/04/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/0993/P			
Application Address				Drawing Numbers			
34 Oak Village London NW5 4QN				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing glazed door to existing first floor roof terrace with sliding glazed doors and new timber handrail above existing balustrade to single dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No responses received.					
Site Description							
The application site comprises a single dwellinghouse located on the south side of Oak Village. The mid terrace property is two storeys in height and includes an existing terrace area on the south-west side of the building at first floor level. The outbuilding within the rear amenity space of the property leads onto Lamble Street, to the south of the application site.							
The property is not a listed building, nor is it located within a conservation area.							
Relevant History							
None.							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1 / 2 – Sustainable development

SD6 - Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Camden Planning Guidance 2006

Assessment

Introduction

Planning permission is sought for the replacement of existing glazed door to existing first floor roof terrace with a sliding glazed door. The proposed plans also show the provision of a new timber handrail above the existing balustrade on the rear elevation of the building at first floor level to serve the existing terrace.

The glazed door is not considered to be permitted development as it is located on an upper floor level, located in a wall forming the side elevation of a dwellinghouse and will not be obscure glazed and fixed shut (as confirmed in an enquiry response CA\2009\ENQ\00378).

The proposed plans also show various other revisions to the building. These changes comprise changes to the windows on the rear elevation at ground floor level (existing glazed doors to be replaced with new sliding doors in materials to match the existing), a replacement fixed lantern rooflight next to the existing roof terrace at the rear of the property, the removal of a window next to the glazed door of the building at first floor level (to be in-filled with brickwork to match the existing) and the replacement of the existing sash rear windows at first floor level with hardwood sash windows. These alterations do not require planning permission (classed as permitted development) and therefore are not considered as part of this assessment.

Design

The proposed sliding glass door is considered to be appropriate in size, shape and overall design terms. It will consist of a grey powder coated aluminium frame and provide sliding door access to the existing terrace area. It is approximately 2.15m in width and 1.9m in height. Similarly, the timber balustrade is considered appropriate in design terms it is approximately 0.4m in height and 2.15m in width (the full width of the terrace at this point).

Amenity

The proposed glazed sliding door is not considered to exacerbate the existing levels of overlooking between the host property and No. 35 Oak Village. There are no windows directly facing the door (on the side elevation of No. 35) and the existing trellis will be retained. Although the nearest window at first floor level on the rear elevation of No. 35 is a bedroom window, there is a degree of overlooking from the existing terrace and this will not be worsened by the proposed works. The proposed works will have no adverse amenity impacts on the occupiers of the host building; moreover the proposed works will increase the levels of sunlight/daylight to this room at first floor level.

Recommendation

Grant Planning Permission

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