

Delegated Report		Analysis sheet		Expiry Date:		18/03/2008	
		N/A / attached		Consultation Expiry Date:		10/03/2008	
Officer				Application Number(s)			
Sara Whelan				2008/0472/P			
Application Address				Drawing Numbers			
Grafton Chambers Grafton Place London NW1 1LN				Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement and enlargement of balconies to rear elevation of building (Class C3).							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice was erected 18/02/2008 – 10/03/2008 No comments received					
CAAC/Local groups* comments: *Please Specify		No comments received					

Site Description

The application site consists of a six storey building in residential use on the north-west corner of the junction of Grafton Place and Churchway. The building is subdivided to form 6 flats, one per floor. The site is not in a conservation area.

Relevant History

P9603258R1 – The formation of a two bedroom flat with patio in existing lower ground floor area – refused

PS9804207 – The conversion of a basement storage area into a one bedroom flat – refused

PSX0204346 – Use of basement as a one bedroom flat and associated alterations to lightwell and fenestration – approved at appeal

2005/1265/P - Installation of windows and a door to enclose existing stairwell – approved (28/07/2005)

2006/4467/P - Replacement of existing metal windows with double glazed aluminium windows to each of six flats including common areas – approved (11/12/2006)

Relevant policies

S1/S2 – Sustainable development

SD1 – Quality of life – Community safety

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance (July 2002)

Assessment

Overview

Planning permission is sought to replace the existing metal balconies with new wider metal balconies. The plans submitted indicate that the existing balconies are 1.7m wide, 1.5m high and project 1m from the elevation of the building. These would be replaced with balconies which are 3.4m wide, 1.5m high and project 1m from the elevation of the building. The new balconies would be erected of the same materials as the existing balconies (metal balustrades and floor platform painted black).

Design

The building has a distinct architectural design and has some merit. However, it is not listed and is not located within a conservation area. The proposed balconies would comprise metal balustrade painted black to match the existing balconies. Although the proposed balconies would be wider than existing, the height and projection would be maintained as per the existing balconies. The proposed width is not considered to detract from the appearance of the building. The balconies would appear subordinate when read in line with the existing building and the materials and similar form of the balconies would fit within the existing profile of the building. It is therefore considered that the proposals would preserve the appearance of the building, in accordance with Policies B1 and B3 of the UDP.

Residential Amenity

The existing balconies are in a poor state of repair. It is therefore considered that the proposal would improve the residential amenity of the occupiers of the flats. The proposed balconies would have no further impacts of overlooking upon the wider area compared to the existing situation.

Recommendation

That planning permission is granted, subject to conditions.

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