

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/03/2008
		N/A	Consultation Expiry Date:	10/03/2008
Officer		Application Number(s)		
Philip Niesing		1. 2008/0645/P 2. 2008/0646/L		
Application Address		Drawing Numbers		
Flat 7 1 Mornington Crescent London NW1 7RH		See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Replacement of existing sash window with patio doors and bricking up of existing doorway at rear lower ground floor level of flat. 2. Replacement of existing sash window with patio doors and bricking up of existing doorway at rear lower ground floor level of flat.				
Recommendation(s):		1. Grant Conditional Permission 2. Grant Conditional Listed Building Consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	Site Notice displayed from 18/02/2008 to 10/03/2008. Adjoining owners/occupiers No reply to date.					
CAAC comments:	Camden CAAC This is a fine terrace of houses with original fenestration. The existing sash is particularly fine and must be retained. The drawings supplied with the application are misleading and mis-represent the situation'					

Site Description

The site is located on the south western corner of Hampstead Road and Mornington Crescent and comprises a 4 storey (with basement) end of terrace residential building that has been converted into a number of self-contained flats. The building forms part of a group of terraces along Mornington Crescent, Albert Street Arlington Road that are all Grade II Listed. The site falls within Camden Town Conservation Area.

Relevant History

No relevant planning history.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan 2006

- S1/S2 - Sustainable development
- SD6 – Amenity for occupiers and neighbours
- B1 – General Design Principles
- B3 – Alterations and Extensions
- B6 – Listed Buildings
- B7 – Conservation areas

Camden Planning Guidance December 2006

Camden Town Conservation Area Statement

Assessment

The applicant proposes to replace an existing double hung timber sash window located between the reception and patio area at rear lower ground floor level with a new timber door to provide direct access to the patio and rear garden. The existing single door is to be permanently blocked.

Main considerations: Impact of the proposed alterations on the listed building and the character and appearance of the conservation area and impact on the amenities on the neighbouring properties.

The existing door to be removed is not considered to have any historic value and it is therefore not considered to have a detrimental impact on the architectural character of the building. In addition, the window that would be replaced is not considered to be an original window, and a suitable replacement is therefore considered acceptable.

Although replacing the window by double doors is considered acceptable in principle, the design shown in the drawings submitted is not appropriate. The drawings provided are inadequate; there are 2 different design drawings for the new double doors together with a photograph of yet another design of double doors and there are no details of glazing bar mouldings. It is therefore recommended that planning permission and listed building consent be granted, but that the design of the new doors is subject to a condition.

The applicant is furthermore advised in an informative that double glazing to the proposed new double doors, would not be granted listed building consent. It is considered that the different reflective quality of double glazing, the difference in appearance and colour, together with the proposal to stick on glazing bars, would be harmful to the special character of the listed building.

The proposed alterations are not considered to have any detrimental impact on the adjoining properties in terms of overlooking and loss of privacy.

Recommendation:

1. Grant conditional permission
2. Grant conditional listed building consent