

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/11/2007	
		N/A		<b>Consultation Expiry Date:</b>		04/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2007/4155/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
20 Hemstal Road London NW6 2AL				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations to windows/doors at basement and first floor level on side and rear elevation.							
<b>Recommendation(s):</b>		Grant Conditional Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Notification letters were sent to the surrounding properties on the 13/09/07, expiry date for objections was the 04/10/07.  <b>Adjoining owners/occupiers</b> No reply to date.					
<b>Local groups comments:</b>		<b>Local Groups</b> No reply to date.					

### **Site Description**

The application site is an end of terrace property located on the corner of Hemstal Road and Gladys Road. The building is three-storey plus basement with the basement. The basement and ground floor are in use as a self-contained maisonette, the first and second floors provide a second self-contained maisonette. The building is not located within a 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.

#### **Camden Replacement Unitary Development Plan 2006**

S1/S2 Sustainable development;  
SD6 – Amenity for occupiers and neighbours;  
B1 General design principles; and  
B3 Alterations and extensions.

#### **Camden Planning Guidance (2006)**

## Assessment

Planning permission is sought for:

Rear (North) Elevation: The replacement of the existing single door with a timber sash window to match the existing windows in the property and the replacement of a sash window with painted hardwood French doors both at basement level, and the replacement of a sash window like for like at first floor level.

Side (East) Elevation: The installation of a small painted timber casement window and replacement of two window with painted timber sash windows to match existing windows in the property, all at basement level. One of the new windows is to be larger than the existing window it replaces. It is also proposed to replace a sash window like for like at first floor level.

Front (South) Elevation: No alterations proposed.

The proposed new windows are considered to be appropriately located, suitably proportioned and designed for a building of this age and are to be made of timber, a suitable material. The proposal is considered to be acceptable on design grounds and would not result in demonstrable harm to the character and appearance of the building or the surrounding street scene.

In amenity terms the proposed new window openings are considered to be acceptable, there will be no significant increase in overlooking as a result of the proposal. There is a significant distance between the windows and the neighbouring properties of 18 Hemstal Road and 1 Gladys Road. The relationship of the new windows to these properties is the same as the existing openings.

The application complies with all the relevant policies of the Camden UDP and is recommended for approval subject to condition.