

Delegated Report		Analysis sheet		Expiry Date:		31/10/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Webster				2007/3949/P			
Application Address				Drawing Numbers			
Garden Flat 189 Goldhurst Terrace London NW6 3ER				Site Location Plan 03/04; Photo Sheet 90/SK06; 90/SL05 A; 90/SK 04			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Removal of existing front door to lower ground floor flat and replacement with window.							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on the 19/09/2007. The consultation period expired on the 10/10/2007. No objections were received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is situated on the southern side side of Goldhurst Terrace and comprises of a four storey residential property with a rear garden. The site is situated in the Swiss Cottage Conservation Area.

Relevant History

2006/3917/P -single storey timber building at the end of the rear garden for ancillary use to the ground floor flat –Granted -13/10/06

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Adopted Replacement UDP (June)2006

**S1-S3 –Strategic Sustainable Development;
SD6 ‘Amenity for occupiers and neighbours’**

B1 – General Design Principles

B3 –Alterations and Extensions

B7 –Conservation Areas

Camden Planning Guidance 2006

Conservation Areas

Assessment

Planning permission is sought for the removal of the existing front door to lower ground floor flat and replacement with window.

The main issues are:

1) Impact on the character and appearance of the building and the surrounding Conservation Area

2) Impact on the amenities of the neighbouring occupiers

1) The proposed replacement window is considered to be a suitable development in terms of its size and scale. The loss of the door and its replacement with a window would not unbalance the existing character of the building or it's setting within the conservation area. In fact, it would match the windows on the floors above and therefore enhance the character and appearance of the building. It should be noted that this scheme is identical to the existing single bay window on the neighbouring property, No.187. Therefore, the window respects the character of the original building and the wider conservation area, and is recommended for approval.

2) The window will face out onto the wall of the steps to first floor flat. Therefore, loss of amenities are not considered to be an issue here.

Conclusion

The proposed development is considered acceptable in terms of its size, scale, and design and would not appear unduly prominent in this location. There would be no loss of amenity to neighbouring buildings and the proposal is not considered to detract from the streetscene or character of the Swiss Cottage conservation area. The proposal complies with the policies listed above.