

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/09/2007	
		N/A		<b>Consultation Expiry Date:</b>		17/08/2007	
<b>Officer</b>				<b>Application Number</b>			
Hannah Blackford				2007/3129/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Primrose Gardens London NW3 4UJ				See decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Replacement rear windows at lower ground floor level of maisonette (Class C3).							
<b>Recommendation:</b>		Grant Planning 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	10	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups comments:</b>		<p>Belsize CAAC raise no objection to patio doors but object to new poorly proportioned window which should be set back and not project beyond the plane of the building.</p> <p>NB. This element has been amended to address the concerns of the CAAC.</p>					
<b>Site Description</b>							
The subject site is situated on the southern side of Primrose Gardens and is located within the Belsize Conservation Area to which it is identified as a building that makes a positive contribution. The property is occupied by a four-storey terraced property that is presently utilised as two self-contained maisonettes. The application relates to the ground floor rear façade of the lower level maisonette.							
<b>Relevant History</b>							
None.							
<b>Relevant policies</b>							
<b>Camden's Replacement Unitary Development Plan 2006</b>							
<ul style="list-style-type: none"> <li>• S1 &amp; S2 – Strategic Policy on Sustainable Development</li> <li>• SD1 – Quality of Life</li> <li>• B1 – General Design Principles</li> <li>• B3 – Alterations &amp; Extensions</li> <li>• B7 – Conservation Areas</li> </ul>							
<b>Camden Planning Guidance 2006</b>							
<b>Belsize Conservation Area Statement</b>							

## **Assessment**

### **Proposal:**

The application seeks planning permission to replace the existing timber framed single opening door and two narrow windows on either side with a larger tri-partite glazed sliding door with aluminium frames.

In addition, the single door located within the recessed area of the rear façade would be replaced with an enlarged aluminium framed window. This was originally proposed to be a projecting square window but was amended to address the concerns of the CAAC.

### **Assessment:**

In terms of size and proportions, the proposed new openings would relate reasonably well to the general pattern of fenestration on the building. The use of aluminium rather than timber-frames is regrettable but it is not considered that it would cause any significant harm given their limited visibility at lower-ground floor level.

The proposal has no implications for residential amenity.