

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/09/2007	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		03/09/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2007/3333/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
29 St Crispin's Close London NW3 2QF				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>							
Erection of porch at front of dwelling house.							
<b>Recommendation(s):</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	<b>01</b>	No. of responses	<b>06</b>	No. of objections	<b>06</b>
<b>Summary of consultation responses:</b>		<p>Six objections based on the grounds of negative impact on the surrounding area, as this would be the first front alteration to a property within the Close and would therefore break the uniform appearance of the properties.</p> <p><u>Officer's comment:</u> The Close is not located within a Conservation Area and given the small size of the proposed porch and the matching materials proposed there are no consistent grounds to resist the proposal. The proposal would not harm the character of the building while the uniform appearance of this contemporary Close is not considered to be of such architectural or historic value as to refuse the application.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

Three-storey end-of-terrace single-family dwelling house located on the north side of St Crispin's Close. The property does not lie within a conservation area.

## Relevant History

May 1983: pp granted for the development of the site by the erection of a scheme of 24 houses and 12 flats.

Feb 2007: Removal of condition 4 of planning permission reference E8/12X/B/35503 (relating only to 29 St Crispin's Close) to allow garage to be used as habitable accommodation.

## Relevant policies

UDP (2006): SD6; B1 & B3.

Camden Planning Guidance.

## Assessment

Planning permission is sought for the construction of a porch to the front of a three-storey single dwelling house not located within a conservation area.

The proposed porch would add a total area of 1.1 sq metres to the property and would follow the footprint of the existing front canopy, which would form its roof. The porch would feature a single entrance door at the front and would be built with bricks to match existing. The proposal would have been considered "permitted development", however, permitted development rights were removed by condition with the original permission granted to build the housing development to which the property belongs.

The house forms part of a group of houses built during in the early 1980s and the proposal would be the first front alteration to the group. However, the property is not located within a conservation area and the materials proposed are considered satisfactory. Given the small size of the proposal it is not considered to be detrimental to the character and appearance of the house or the surrounding area.

The proposal would have no impact on the amenity of neighbouring properties.

Recommendation: Grant planning permission subject to standard conditions.

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