

Delegated Report		Analysis sheet		Expiry Date:		29/05/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2007/1765/P			
Application Address				Drawing Numbers			
4/4B Wadham Gardens London NW3 3DP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Partial discharge of condition 5 (details of new doors) of planning permission dated 25/01/06 (2005/5131/P) for change of use and works of conversion of two flats into a single dwellinghouse, including the erection of a rear and side single storey extension, enlargement of basement, and other external alterations.							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This detached building stands 3 storeys tall with a basement and is constructed in the Arts and Crafts style. The building is unlisted and lies within the Elsworthy Conservation Area.

Relevant History

Application (2005/3584/P) was **withdrawn** on 10 October 2005 for the change of use of two flats into a single family dwellinghouse, incorporating the erection of a single storey rear extension, demolition of existing southern side extension and erection of a new single storey side extension, excavation and enlargement of basement level with new garden access stairs on the northern side and utilising an existing lightwell on southern side elevation, and various alterations to windows, doors and the garage door, and installation of two new rooflights on northern and southern side roof slopes.

Planning permission (2005/5131/P) was **granted** on 25 January 2006 for the change of use and works of conversion of two flats into a single family dwellinghouse, incorporating the erection of a single storey rear extension, demolition of existing southern side extension and erection of a new single storey side extension, excavation and enlargement of basement level, insertion of a new window on the northern side elevation and various alterations to windows, doors and the garage door, and installation of two new rooflights on northern and southern side roof slopes.

An approval of details application (2006/5459/P0 was **granted** on 24 January 2007 for the partial discharge of condition 5 (details of new windows) of planning permission dated 25/01/06 (2005/5131/P) for change of use and works of conversion of two flats into a single dwellinghouse, including the erection of a rear and side single storey extension, enlargement of basement, and other external alterations.

Relevant policies

B1 – General design principles
B7 – Conservation Areas

Assessment

Condition 5 requiring the submission of details of new doors and windows was partially discharged in January 2007. Details of new doors remained outstanding. This application seeks to discharge the remainder of condition 5.

1. Front door – this is to be oak planked with an oiled finish. The design, material and finish are considered acceptable and are an improvement over the approved design.
2. Garage door – this is to be a sliding oak planked door with an oiled finish. As above.
3. Side gate – this is to be an oak planked door with oiled finish. Considered acceptable.
4. Doors D23 and D40 – These are to the same design as the approved drawings and will utilise the same glazing bar detail as the approved windows.
5. Large glazed doors to rear elevation – These were shown on the approved drawings as metal. The proposed doors are now to be timber. This is considered a minor amendment to the scheme and an improvement over the metal finish that was approved.

The submitted details are all considered acceptable. Recommend discharge of remainder of condition 5.

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