

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/04/2007</b>	
		N/A		<b>Consultation Expiry Date:</b>		16/03/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2006/5756/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Garden Flat 10 Frognal Lane London NW3 7DU				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(s)</b>							
Alterations to windows and doors on side and rear elevation at ground floor level in connection with ground floor level flat.							
<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	16	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 23/02/2007 to 16/03/2007. No objections have been received.					
<b>CAAC/Local groups comments:</b>		<u>Redington/Frognal CAAC</u> : No comments received.					
<b>Site Description</b>							
The site is a semi-detached residential building on the south side of Frognal Lane. The site is located within the Redington/Frognal Conservation Area and is identified as a property that positively contributes to the character of the conservation area.							
<b>Relevant History</b>							
8700307: Erection of a bicycle shelter on the forecourt. <u>Granted</u>							
9100070: Improvements to the two existing hard standings and the forecourt area including new paving walls dustbin enclosures, railings and planting. <u>Granted</u>							
9100457: Restoration of right hand gable on front elevation. <u>Granted</u>							
9300376: Extension to existing terrace including alterations to existing window to form french door the creation of three new steps and alterations to existing rear windows. <u>Granted</u>							
<b>Relevant policies</b>							
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 <u>taken as a whole</u> together with other material considerations.							
<b>London Borough of Camden Replacement UDP 2006</b>							
S1/S2 – Sustainable development							
SD6 – Amenity for occupiers and neighbours							

B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation areas

### **Camden Planning Guidance 2006**

Alterations, extensions and conservatories.

#### **Assessment**

**Proposal:** The proposal involves the replacement of two timber framed rear facing windows with new two and three paned openable windows on the rear elevation, two windows on the side elevation and installation of french doors on the rear elevation.

**Assessment:** The key issues that need to be addressed in this application are the design of the alterations with regard to the building and the conservation area and whether the proposed development would adversely affect the amenity of adjoining residential dwellings.

The alterations to the windows would result in appropriately styled window and door additions at ground floor level. The proposed replacement windows and doors would generally be within the existing cavity of the windows and utilise timber framing to integrate with the existing features of the building. Overall, the proposed external changes to the rear windows and doors are considered to be acceptable and will not compromise the character of the building or conservation area.

There will be no change in the outlook or level of overlooking as a result of the altered windows.

**Recommendation:** Grant conditional approval

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