

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/04/2007</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>07/03/2007</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Mary Samuel				2007/0572/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 27 Willow Road London NW3 1TL				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>							
Installation of extract vent and replacement of obscure glazing to window with clear glass on front elevation, boiler flue, extract vent and replacement of metal window with timber framed window with obscure glass on side elevation all in connection with existing first floor flat.							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
		<b>No Electronic:</b>					
<b>Summary of consultation responses:</b>		This property has already approval from the leaseholders' association					
<b>CAAC/Local groups:</b>		<b>Hampstead CAAC</b> commented that the internal layout seems totally appropriate but would urge the applicant to find an alternative extract position for the kitchen vent. (27/1/07)					

### **Site Description**

Semi-detached residential property converted into flats on the south side of Willow Road. The proposal relates to the first floor flat. The site is within the Hampstead conservation area.

### **Relevant History**

None

### **Relevant policies**

**RUDP:** S1, S2, SD6, B1, B3, B7

### **Assessment**

The proposal involves the replacement of frosted glass on the front elevation with clear glass on one window, installation of new extract vents on the front and side elevation, and a boiler flue and replacement window on the side elevation.

The new extract vent on the front elevation is 10cm in diameter and will be placed in a position where there is a cemented patch in the brickwork, which suggests there was a similar installation in the past that was subsequently removed. This installation is too small to have a detrimental impact on the appearance of the building or the character and appearance of the conservation area.

The frosted glass on the front elevation to be removed was in place not as a result of a planning condition, but because the space behind, now to become a kitchen, was previously a bathroom. The re-glazing in clear glass, as well as the removal of an internal partition dividing the window in two sections will be an improvement on the appearance of the building and that of the c.a.

The boiler flue and extract vent on the side elevation are relatively minor works and will have no significant impact on the character and appearance of the building or the conservation area. The replacement of the metal window with a timber window is welcomed.

**Approval is recommended**

### **Disclaimer**

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