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| Delegated Report | | Analysis sheet | | Expiry Date: | | 19/03/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | 01/03/2007 | |
| Officer | | | | Application Number(s) | | | |
| Conor McDonagh | | | | 2007/0106/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 7A Oval Road London NW1 7EA | | | | Site Location Plan; 4190 S1 Rev A | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Replace rear window with french doors to existing flat. | | | | | | | |
| Recommendation(s): | | Grant Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 03 | No. of responses | 01 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | One support from 7D Oval Road. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | <u>Primrose Hill CAAC</u> No objection. | | | | | |

Site Description

The site is occupied by a three storey Edwardian semi detached property on the west side of Oval Road. The building has been divided into four flats and the flat subject of this application occupies the lower ground floor. The rear elevation of the flat is rendered and painted white with two sash windows.

The property is with Primrose Hill conservation area.

Relevant History

2006/1808/P Reinstatement of vault under main entrance steps to basement flat and associated external alterations (Class C3). **Approved** 29/06/2006.

Relevant policies

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 taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7A – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance 2002

2.7 Alterations and extensions

Camden Planning Guidance Consultation Draft 2006

Primrose Hill Conservation Area Statement

Assessment

Overview

Permission is sought to replace a lower ground bedroom window to the rear elevation with French doors to provide access into the rear garden. The doors would be the same width as the window and would be constructed from soft wood and have a fan light.

Amenity

The development will not impact upon any neighbouring amenities and will serve to improve the applicant's amenity by providing the only direct access to the existing rear garden.

Design

The proposed design and materials used for the door are in keeping with the existing windows on the rear of the property and as such respects the character of the host dwelling. The development is considered minor and given that it is not visible from the public domain, then it would not impact upon the character or appearance of the conservation area.

Planning permission should be **granted**.

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