

Delegated Report		Analysis sheet		Expiry Date:		06/12/2006	
		N/A / attached		Consultation Expiry Date:		13/11/2006	
Officer				Application Number(s)			
Paul Wood				2006/3990/P			
Application Address				Drawing Numbers			
Flat 2 15 South Hill Park Gardens London NW3 2TD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of two doors with metal railings in enlarged openings at rear first floor level.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 23/10/2006 to 13/11/2006. No objections have been received.					
CAAC comments:		<u>Hampstead CAAC</u> : Do not object to the proposed scheme.					
Site Description							
The subject site is a three storey end of terrace property located on the inner circle of South Hill Park Gardens. The site is located within the South Hill Park Conservation Area.							
Relevant History							
PWX0103472: The provision of a balcony and wooden staircase to rear garden to create direct access from flat, plus replacement of window by doors. Allowed on appeal. It is noted that the door alteration was not subject to the grounds of refusal.							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006 S1/S2 – Sustainable development SD6 – Amenity for occupiers and neighbours B1 – General design principles B3 – Alterations and extensions B7 – Conservation areas							
Supplementary Planning Guidance July 2002 2.7 – Alterations and extensions							

Assessment

Proposal: The proposal involves the removal of two timber framed sash windows on the rear elevation, lowering of the sub-sill and the installation of aluminium framed box bay windows with metal railing.

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 a contemporary style window addition at first floor level with a box bay projection of 0.225m from the rear wall. The windows would be inward opening with a slim metal balustrade rail. The alterations to the window would interrupt the form of the window openings, which generally display larger opening towards the ground floor levels, with a progressively decreasing window size as they rise up the building. The proposed replacement windows enlarge the window proportions below the cill by 0.375m resulting in an incongruous form on the rear elevation, particularly when viewed in relation to the remaining windows of the attached neighbouring properties. As such the window alterations are considered not in keeping with the form, proportions and character of the rear of the building and its setting contrary to policy B3 of the UDP.

While there is no objection to the principle of an appropriately designed modern window on this rear elevation, particularly given the works that have been approved at ground floor level to install a modern door, it is considered that the alterations should retain the form of the existing window opening, increasing it below the cill and retain the window reveal.

As an additional note, the metal railings as shown on the drawings would not be sufficient to secure the balconette under Building Regulations. The introduction of a heavier balustrade structure on each rear window, which would be required to accord with Building Regulations. The introduction of balustrading at this level would not be characteristic of this style of property and may not be acceptable.

There will be no change in the outlook or level of overlooking as a result of the altered windows and as such there is no objection on amenity grounds.

Recommendation: Refuse permission

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