

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		29/8/06	
Officer				Application Number(s)			
Grant Leggett				2006/3485/P			
Application Address				Drawing Numbers			
Flat 1 149 Brecknock Road London N19 5AD				Site Location Plan S001; Drawing No. S002; S003; P001; P002;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to existing window opening to form new door and creation of new window opening at rear of ground floor residential flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses.					
CAAC/Local groups' comments:		Not in any conservation area.					

Site Description

The application relates to a three-storey semi-detached building situated on the west side of Brecknock Road. The building is divided into residential flats (Class C3).

The site is not within any conservation area.

Relevant History

August 1988: Planning permission **granted** for the change of use and works of conversion to provide three self-contained units comprising a two-bedroom flat a one-bedroom flat and a three-bedroom maisonette including the erection of extensions at ground, first and roof levels.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Assessment

Permission is sought to install a new horizontal window in the rear elevation of the single-storey back addition and a side-facing door in place of a window, also to the single-storey back addition. Both new units would be timber-framed painted units.

The development is minor in the context of the building and acceptable. The development would not harm the visual amenity of the building or the area generally. The development would not be visible in the public realm.

The proposed side-facing door would enable no additional overlooking to the neighbour's property than the existing window, and the proposed rear window is at ground floor level and does not overlook any properties to the rear.

Recommendation

Planning permission should be **granted** subject to conditions.

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