

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A / attached		Consultation Expiry Date:		23/08/2006	
Officer				Application Number(s)			
Grant Leggett				2006/3028/P			
Application Address				Drawing Numbers			
83A Gaisford Street London NW5 2EE				Site Location Plan ; Front Elevation Drawing As Existing; Front Elevation Drawing As Proposed; Rear Elevation Drawing As Existing; Rear Elevation Drawing As Proposed ; Plan Lower Ground Floor Drawing As Existing; Plan Lower Ground Floor Drawing As Proposed; Front Lower Ground Bedroom Window And Rear Lower Ground Kitchen Window / Door Drawing; 02 Photo Sheets			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of metal framed windows with timber framed double glazed sash windows, provision of new timber doors to lower ground floor flat.							
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	03	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses.					
CAAC/Local groups' comments:		Bartholomew Estate CAAC. No response.					

Site Description

The application relates to a three-storey plus basement mid-terrace building situated on the south side of Gaisford Street. The building is in use as residential flats (Class C3) and the application relates specifically to the lower ground floor flat.

The site is within the Bartholomew Estate Conservation Area.

Relevant History

None.

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

B7 – Conservation areas

Supplementary Planning Guidance 2002

2.7 – Alterations and extensions

Assessment

The development involves replacing existing metal-framed windows and doors with timber-framed sash window units to the front and rear, replacing the existing metal-framed rear window with a timber-framed door and window unit, and blocking up an existing door to the side elevation of the rear side return.

The proposed development is welcomed. The existing metal-framed door and window units are non-original and detract from the character and appearance of the building. They do not cause significant harm to the character and appearance of the conservation area given their location at lower ground floor level (and upper ground floor level in the case of one rear window), but nevertheless their replacement with timber units can only be considered to enhance the character and appearance of the building and conservation area. The replacement of the front elements with timber units is especially welcomed as these are visible in the public realm.

The development would not harm the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook, loss of privacy or sense of enclosure.

Recommendation

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

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