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| Delegated Report | | Analysis sheet | | Expiry Date: | | 27/06/2014 | | | | | | | |
| | | N/A / attached | | Consultation Expiry Date: | | 12/06/2014 | | | | | | | |
| Officer | | | | Application Number(s) | | | | | | | | | |
| Katrine Dean | | | | 2014/3104/P | | | | | | | | | |
| Application Address | | | | Drawing Numbers | | | | | | | | | |
| Chatham Cottage 71 A Parliament Hill London NW3 2TH | | | | See Decision Notice | | | | | | | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | | | | | | | |
| | | | | | | | | | | | | | |
| Proposal(s) | | | | | | | | | | | | | |
| Enlargement of existing first floor rear window to dwelling house (Class C3). | | | | | | | | | | | | | |
| Recommendation(s): | | Grant subject to Conditions | | | | | | | | | | | |
| Application Type: | | Householder Application | | | | | | | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | | | | | | | |
| Informatives: | | | | | | | | | | | | | |
| Consultations | | | | | | | | | | | | | |
| Adjoining Occupiers: | | No. notified | | 16 | | No. of responses | | 00 | | No. of objections | | 00 | |
| | | | | | | No. electronic | | 00 | | | | | |
| Summary of consultation responses: | | N/A | | | | | | | | | | | |
| South Hill Park CAAC | | No objections. | | | | | | | | | | | |

Site Description

The application site relates to Chatham Cottage, which is a two storey red brick end of terrace located within the South Hill Park Conservation Area. This is the Hampstead and Highgate Ridge Area of Special Character. The site is accessed via a pedestrian lane which connects Parliament Hill to South Hill Park Gardens. The dwelling is finished in red facing brick, with timber windows painted white. The rear garden ground is bounded by a brick wall to the south with shrubbery on top, which conceals the rear elevation of the cottage from public vantage.

Relevant History

2009/4956/P - Erection of a ground floor rear extension to form a bay window to the existing single family dwellinghouse (Class C3). Granted 18/01/2010.

2008/2947/C - Removal of existing lean-to roof to kitchen. Withdrawn 23/06/2008.

2008/2679/P - Erection of side extension at first floor level to single family dwelling house. Granted 18/08/2008.

2003/0328/C - Demolition of existing prefabricated concrete garage at the rear of no.69 Parliament Hill. Withdrawn 01/10/2003.

2003/0327/P - The demolition of the existing prefabricated concrete garage and the erection of a new single storey replacement. Granted 03/10/2003.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

South Hill Park Conservation Area Statement

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

It is proposed to create a mock bay window on the first floor of the rear elevation, which involves replacing the existing timber framed casement window with a new enlarged and projecting window opening. The bay would project out by some 300mm from the rear elevation and a small lead roof would be formed at the top. The proposed window would be timber double glazed and would have three glazing panels with glazing bars and rails.

Design

The proposed window would match the design and the fenestration of the existing bay on the ground floor. The impact of the proposal on the host building and the Conservation Area would therefore be marginal. Furthermore, the rear elevation is not visible from any public vantages due to the high boundary treatment at the site to the south.

Amenity

There would be no change in the positioning of the window within the building and therefore the development would have no impact on residential amenity.

Recommendation

The proposal complies with the relevant policies and guidance of the Council set out above. It also respects the existing features of the building by matching the existing full length bay window on the ground floor, in accordance with the South Hill Park Conservation Area Statement. It is therefore recommended that the proposal is granted.