

Delegated Report		Analysis sheet		Expiry Date:		05/06/2014	
		N/A		Consultation Expiry Date:		07/05/2014	
Officer				Application Number(s)			
Tessa Craig				2014/2463/P			
Application Address				Drawing Numbers			
28 Lower Merton Rise London NW3 3SP				LMR2 8/3- PP2, LMR2 8/3- PP3 and LMR2 8/3- PP5.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2 non-openable obscure windows to ground floor side elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Four neighbours were notified of the proposal by post. No responses have been received.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site is located on the eastern side of Lower Merton Rise. It accommodates a three storey single-family dwelling, which comprises an existing conservatory adjoining the rear elevation.

The site is neither located within any designated conservation area, nor is the building statutorily Listed.

Relevant History

Application site

2009/5673/P - Erection of single storey conservatory to rear of single dwelling house (Class C3). Withdrawn

2010/0709/P - Erection of single storey conservatory to rear of single dwelling house. Approved 31/03/2010

2011/5299/P - Installation of window to replace garage door on front elevation of dwelling house (Class C3).
Approved 19/12/2011

2013/7106/P - Erection of a single storey rear extension to replace existing conservatory and addition of 3 x non-opening opaque glazed windows to side elevation of dwelling house (Class C3). Approved 17/12/2013

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

Planning permission is sought for two opaque windows in the side elevation (north facing) of the property. The windows will be 1.5m tall and 0.3m wide, 1m above ground level. The windows will match the fenestration details of the existing windows in the side elevation.

Assessment

Design

Development Policy DP24 seeks development of the highest standards of design and expects consideration of character and proportions of the existing building. The proposed windows are sympathetic to the host building, matching the existing windows and also the character of the surrounding houses. The proposal is considered acceptable in design terms.

Amenity

DP26 states factors to consider in managing impacts on neighbours being: visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels. CPG6 states the Council should seek to protect privacy and avoid overlooking, and avoid impacting on neighbours' outlook. The proposed windows are to scale with the existing windows and are just 0.3m wide with opaque glass. There are no concerns in terms of loss of privacy or overlooking impact for neighbours. The nearest neighbours facing toward the window are located across a private road (Lower Merton Rise). The proposal is considered acceptable in terms of amenity.

Recommendation

Grant planning permission.