

Delegated Report		Analysis sheet	Expiry Date:	02/10/2014
		N/A	Consultation Expiry Date:	18/09/2014
Officer			Application Number(s)	
Tessa Craig			2014/4513/P	
Application Address			Drawing Numbers	
Flat 1-2 24 Belsize Park London NW3 4DU			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of two side elevation windows at first and second floor with larger windows to existing 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	19	No. of responses	02	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The application was advertised in Ham & High on 31/07/2014 and a site notice was erected on 13/08/2014. Two comments were received from occupants in the flats in the neighbouring property facing the windows objecting to external appearance, loss of privacy, lightspill and size.</p> <p><u>Officer Comment</u> The proposal has since been revised to install slightly larger replacement windows at first and second floor. The revised proposal matches the existing windows and the windows are now two separate windows with the glazed area significantly smaller than the original. The proposed windows are considered acceptable in terms of privacy and light spill as they replace existing windows and are only 30cm wider.</p>					
CAAC/Local groups* comments: *Please Specify	Belsize Park CAAC- no comment.					

Site Description

The subject site is located on the west side of Belsize Park, near the intersection with Belsize Square. The property is semi-detached and comprises three levels with a lower ground floor level and has been subdivided into flats. The subject flat is located at ground and first floor. The property is not listed but lies within the Belsize Park Conservation Area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP22 (Promoting Sustainable Design and Construction)

DP23 (Water)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

The London Plan (2011) and London Plan Revised Early Minor Alterations (REMA) (2013)

Assessment

Proposal

Planning permission is sought for two enlarged replacement windows in the side elevation of the property at ground and first floor level. The proposal has been revised since its original submission which included one long window joining the ground and first floor existing windows together. Both windows provide light to the stairwell.

Assessment

The main considerations in relation to this proposal are the design and impact on amenity.

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The proposed enlarged windows relate to the existing property, being similar in size to the other existing windows and shall be timber framed to match. The windows are considered to preserve the character of the conservation area being a sympathetic addition to the property. The proposal is deemed acceptable in design terms.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the

privacy of both new and existing dwellings to a reasonable degree.”

The proposed windows will be 30cm wider than the existing openings and therefore it is considered the overlooking and light spill will not change much compared with the existing situation. The proposed windows provide light to a stairwell therefore it is unlikely occupants will spend a long time looking out of the stairwell windows. Therefore, the proposal is considered acceptable in terms of amenity.

Recommendation

Grant planning permission.