

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	25/07/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	10/7/14
<b>Officer</b>			<b>Application Number(s)</b>	
Nick Baxter			2014/3645/P 2014/3840/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
7 Lyme Street London NW1 0EH			Design & access statement, 04a, 05a, 06a, 07a and 08a	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1) Installation of window to side elevation at lower ground floor level. 2) Enlargement of an internal opening and installation of window to side elevation at lower ground floor level.				
<b>Recommendation(s):</b>		Grant planning permission Grant listed building consent		
<b>Application Type:</b>		Full Planning Permission Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>4</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Ham &amp; High 19/6/14-10/7/14  Site notice 13/6/14-4/7/14</p> <p>No responses received</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Regent's Canal CAAC no comment.</p> <p>The Lyme Street Residents' Association objected to the proposal on the grounds that the houses should not be "chopped and changed" at the whim of their owners.</p>					

## Site Description

It is a grade-II-listed semi-detached modest stucco villa of the mid-19<sup>th</sup> century. It is one of a group of 10 similar houses and makes a positive contribution to the Regent's Canal Conservation Area.

Number 7 and its neighbour both have large rear extensions, apparently built as a pair of double garages in the 1950s but now converted to habitable rooms with roof terraces.

## Relevant History

At 2014/0235/P, the applicant applied to double the size of the abovementioned rear extension, which was refused and is now the subject of an appeal.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework 2012  
London Plan 2011

### 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)

### Camden Planning Guidance 2011/2013:

CPG1 Design  
CPG6 Amenity

Regent's Canal Conservation Area statement (adopted September 2008)

## **Assessment**

### **Proposal**

The proposal is to add a modest side-facing timber window to a post-war rear extension. It will match an existing rear-facing window in style if not in exact form, being three over six instead of six over six, because of an existing side staircase.

The applicant also wishes to simplify the opening between the original house and the rear extension, by partially removing the downstand and widening the gap.

### **Design**

The window is modest in scale, is in keeping with the character of the building and will not cause loss of historic fabric.

Internally, the enlargement of the doorway will retain side nibs and a downstand, so the original plan will remain legible.

As a result, it is not felt that the changes will harm the special interest of the listed building or the character and appearance of the conservation area.

### **Amenity**

The new window would not cause any adverse impact on amenity.

### **Recommendation**

Grant planning permission.