

Delegated Report		Analysis sheet		Expiry Date:		26/09/2014	
		N/A / attached		Consultation Expiry Date:		28/08/2014	
Officer				Application Number(s)			
Fergus Freaney				2014/4717/P			
Application Address				Drawing Numbers			
16 Caenwood Court Hampstead Lane London N6 4RU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of new door opening to existing ground floor balcony terrace.							
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	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 06/08/2014 – 27/08/2014 Press notice: 07/08/2014 – 28/08/2014 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Highgate CAAC – No comments received					

Site Description

The site is located south of Hampstead Lane on grounds relating to Athlone House. It comprises a complex of recently constructed apartment buildings.

The site does not contain any listed buildings but is within the Highgate Conservation Area.

Relevant History

Caenwood Court

Flat 9 - 2011/0738/P - Installation of a new window to the west elevation of residential flat (Class C3).
Approved 12/05/2011

Flat 17 - 2009/5469/P - Erection of single storey lower ground floor extension, with green roof, to east elevation of existing duplex apartment (Class C3). *Approved 25/01/2010*

Flat 20 - 2010/2694/P - Enlargement of existing roof terrace at main roof level with extended bronze anodised screen to residential flat. *Approved 27/07/2010*

Flat 20 - 2011/3916/P - Alterations to residential flat (Class C3) at roof level for the relocation of the entrance/exit door to roof terrace. *Approved 21/09/2011*

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

Highgate Conservation Area Statement

Assessment

Proposal:

Permission is sought for the installation of a new doorway to access a recessed balcony.

Assessment:

The proposed doorway would be installed in the return elevation within recessed balcony. The doorway would be constructed from metal panels to match the existing metal cladding.

Given that the proposal is set within a recessed balcony and is constructed from appropriate materials, and is set within private grounds there would be no significant impact on the appearance of the host building or on the wider conservation area.

There would be no impact on the amenity of adjoining occupiers as a result of the proposal.

Recommendation: Grant Planning Permission