

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	17/07/2014
		N/A	Consultation Expiry Date:	03/07/2014
Officer			Application Number(s)	
Tessa Craig			2014/3221/P	
Application Address			Drawing Numbers	
13 Lindfield Gardens London NW3 6PX			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to existing door and windows to rear and side elevations to lower ground floor 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	31	No. of responses	01	No. of objections	01
Summary of consultation responses:	The application was advertised in Ham & High on 12/06/2014 and a site notice was erected on 10/06/2014.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Redington Froggal CAAC- object to the proposal as it is unclear how the glazing will be framed and what the materials or finishes are. Unsure of the effect on neighbours.</p> <p><u>Officer Comment</u> <i>The proposal has been revised since these comments were made, the rear elevation shall now include three sliding doors, rather than four which have greater symmetry with the elevation of the first and second floor and do not extend right to the corner of the property. There are no concerns in terms of impact on amenity as the doors face the garden and there are no windows within 18m of the doors as per Camden guidance. Additionally the doors are an enlargement of existing large windows in the rear elevation.</i></p> <p><i>It is noted the revisions were sent to the CAAC but no further comment has been received.</i></p>					

Site Description

The subject site is located on the south side of Lindfield Gardens and is a detached three storey brick house which has been subdivided into flats. The subject flat is the lower ground floor flat. The property is within the Redington Froggnal Conservation Area but is not a listed building.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

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 2013 (as amended)

CPG1- Design

CPG6- Amenity

Assessment

1.0 Proposal

1.1 Planning permission is sought for changes to three windows and a door in the side elevation at lower ground level in the west elevation and replacement of windows in the rear elevation with three sliding doors. In the side elevation, an existing window will be replaced with a door and the existing door will be replaced with a window, effectively swapping the location of the window and door. The other two windows will have the cil level aligned with the new window which replaces the door, and shall be timber framed, with two sash windows and one single pane window between. The rear elevation doors shall be painted metal to match the frames of the existing rear elevation windows.

1.2 The proposal has been revised since its original submission which included four sliding doors in the rear elevation that were positioned to come right to the corner of the property. This has been amended to keep the brick corner and have greater symmetry with the doors on the upper floor elevation. Additionally, a proposed fixed window panel on the west elevation near to the rear of the building has now been removed from the development.

2.0 Assessment

2.1 Policy DP24 says that extensions and alterations should respect the form, proportions and character of the building and should be subordinate to the original building in terms of scale and situation. Under Development Policy DP25, Camden will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.2 The Camden design guidance (CPG1) recommends alterations take into account the character and design of the property and its surroundings, and windows and doors should complement the existing building.

2.3 The conservation area statement advises unsympathetic changes have an adverse effect on the conservation area and changes should be sympathetic and in keeping with the character of the area.

2.4 The proposed design of the side elevation is considered acceptable, given the windows and doors will match the existing in terms of materials and the revised cil level will give greater uniformity to the elevation. The rear elevation changes will be located beneath a balcony and will not be visible from

the streetscene, the materials (metal painted frames) match the existing rear elevation windows. The revised rear elevation design relates more closely with the upper floors of the building. The changes are considered acceptable in design terms.

2.5 CPG6 Amenity states:

“Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- *Living rooms;*
- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house.”*

2.5 There are no concerns in terms of amenity given the side elevation windows and door will not cause any overlooking or loss of privacy as there is a high timber boundary fence and the changes are similar to the existing window layout. The rear doors replace large windows and there is a large rear garden where no overlooking will occur. Therefore, there are no concerns in terms of loss of privacy.

3.0 Recommendation

3.1 Grant planning permission.

DISCLAIMER: Decision route to be decided by nominated members on Tuesday 26th 2014. For further information please click [here](#)