

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/08/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/4131/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Willow Lodge Vale of Health, London. NW3 1AX.							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of new window to the side (east) elevation.							
<b>Recommendation(s):</b>		Grant subject to Conditions					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is located at Vale of Health in Hampstead and relates to a three storey dwelling which is finished in London stock brick. The gable elevation has an existing timber sash window on the third floor.

## Relevant History

2013/1916/INVALID - Installation of 1x AC Condenser at ground floor level to rear elevation (Class C3). Withdrawn 08/05/2013.

P9603090 - Installation of satellite dish on roof of dormer window at the rear. Refused 11/12/1996.

## 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)

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

### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

### Hampstead Conservation Area Statement (October 2001)

## Assessment

### Proposal

This proposal seeks planning consent for the installation of a timber sash window to the ground floor of the eastern gable elevation of the property. The window would serve the stairwell inside the dwelling.

### Design

The proposed window would match in size and design the window on the third floor of the property, which is acceptable in terms of CPG1 and the Hampstead Conservation Area Statement.

### Amenity

There would be no privacy issues associated with the proposed window as it would be not be serving a habitable room the view from which would be part blocked by the timber structure at the side of the property. The side boundary consists of a brick wall and tree and the neighbouring window, which back onto the side elevation, are located a sufficient distance away. The proposal is therefore acceptable in terms of CPG6.

### Recommendation

Having given consideration to the above assessment it is considered that the proposal complies with the policies and guidance of the Council and should be granted subject to conditions.