

Delegated Report		Analysis sheet		Expiry Date:		08/08/2014	
		N/A / attached		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Katrine Dean				2014/3968/P			
Application Address				Drawing Numbers			
54 Camden Mews London NW1 9BX							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of two windows to the front of the dwelling at ground floor level.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	14	No. of responses	01	No. of objections	00	
			No. electronic	01			
Summary of consultation responses:		One online response was submitted in support of the application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response.					

Site Description

The application site is located on Camden Mews, which is a residential area in Camden Square Conservation Area, identified as making a neutral contribution to the Conservation Area within the Appraisal Statement. The mews development has an eclectic mix of house types fronting onto a narrow cobbled street. The works relate to alterations to the frontage of a terraced two storey dwelling, which is finished in stock brick.

Relevant History

2014/3235/INVALID - Conversion of garage into habitable space (bedroom). Withdrawn on 18/06/2014.

CTP/G13/14/4/32629(R - The erection of a two-storey dwelling house with integral garage. Refused 30/10/1981.

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)

Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

Assessment

Proposal

This proposal seeks planning consent to replace the existing integral garage door and the existing T-shaped window at the other side of the front entrance with identical obscure glazed windows, which would be aluminium framed. The rest of the space at the front of the building, surrounding the window, would be bricked up using London stock brick, matching the remainder of the building. The windows would be double glazed and measure 1130mm by 2282mm. The development is associated with the conversion of the integral garage to form habitable accommodation.

Design

The proposed works relate to a fairly modern property, with a variety of recent development in its surroundings. The proposed change of the garage door and its replacement with a window is acceptable and in compliance with CPG1. The proposed alterations would not have a detrimental impact on the Mews, which is acceptable in terms of the Management Strategy.

Amenity

The windows would be of obscure glazing and therefore there would be no issues with residential amenity (overlooking) as a result of the proposed alterations. There are no more amenity issues to consider in this regard, which is acceptable in terms of CPG6.

Recommendation

Having given consideration to the above assessment, the proposal is deemed to comply with the policies and the guidance of the Council and the proposal is therefore recommended for approval.