

Delegated Report		Analysis sheet		Expiry Date:		26/08/2014	
		N/A		Consultation Expiry Date:		14/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3785/P			
Application Address				Drawing Numbers			
Flat 1 2 St. Albans Road London NW5 1RD				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of side elevation window.							
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	44	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		<p>A site notice was erected on 17/07/2014 and the application was advertised in Ham & High on 24/07/2014. Forty four neighbours were notified by post and one response was received from the garden flat at 2 St Albans Road objecting to the loss of privacy.</p> <p><u>Officer Comment</u> The proposed window does look toward the neighbours' property, however the applicant has agreed to use obscured glass to prevent any overlooking into the neighbours site and this shall be imposed with a consent condition to ensure the window does not impact on privacy.</p>					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC- no response.					

Site Description

The site is located on the northern side of St Albans Road, to the east of the junction with Highgate Road. The building is part of a semi-detached pair of three-storey redbrick above channelled stucco ground floor and semi-basement villa. The property is identified as making a positive contribution to the Dartmouth Park Conservation Area in which it is located.

The flat which is subject of this permission is located at ground floor and includes a two storey side extension which provides access to the rear garden.

Relevant History

2014/3388/P- Variation of condition 3 (approved plans) in relation to planning permission (2013/8251/P) dated 23/04/2014 for the erection of single storey conservatory to rear elevation and timber framed, glass greenhouse in rear garden (retrospective). Granted, 01/07/2014.

2013/8251/P- Erection of single storey conservatory to rear elevation and timber framed, glass greenhouse in rear garden (retrospective). Granted, 23/04/2014.

2009/2113/P- Erection of a single storey extension at first floor level above the existing garage to the side of the residential building (Class C3). Granted, 13/07/2009.

2009/2479/P- The erection of a single storey front extension at second floor level and associated alterations to the existing second floor level side extension including raising the roof height and installation of a rooflight. Granted, 15/07/2009.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011

CPG 1 – Design

CPG 6 – Amenity

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Assessment

Proposal

Planning permission is sought for enlargement of a side elevation window at the rear of the site, to double the size of the existing window. The window shall be timber framed to match the existing property and shall be 71cm wide and 71cm high with four panes.

Assessment

The main considerations in relation to this proposal are the design and impact on amenity.

Design

The proposed design is considered acceptable; the window will relate to the existing building and be timber framed. The size is also considered acceptable given the existing window is only 35cm high and the proposed window will be 71cm by 71cm.

Amenity

The proposed window to be enlarged faces toward the neighbour at the garden flat 2 St Albans. However, the applicant has agreed to use obscured glass and to have the window permanently fixed shut to prevent any overlooking or loss of privacy and therefore it is considered the proposal is acceptable in terms of amenity.

Recommendation

Grant conditional planning permission.