

Delegated Report		Analysis sheet		Expiry Date:		14/08/2014	
		N/A		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/3794/P			
Application Address				Drawing Numbers			
1 Templewood Gardens London NW3 7XB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing clay roof tiles with new clay tiles and existing single glazed timber windows with double glazed hardwood windows to existing single family dwelling (class C3).							
Recommendation(s):		Grant conditional permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: *Please Specify		Redington/Frognaal CAAC have stated they want to ensure the clay tiles are like for like.					

Site Description

The site is a two storey detached building located on the north side of Templewood Gardens. The site is in the Redington/Frogna Conservation Area and is noted as a positive contributor according to the Redington and Frogna Conservation Area Appraisal and Management Strategy.

Relevant History

None.

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)

DP18 (Parking standards and limiting the availability of car parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF (2012)

Redington and Frogna Conservation Area Appraisal and Management Strategy (2000)

Assessment

Proposal:

The proposal is to replace the existing clay roof tiles with like for like new roof tiles and to replace all windows on the ground and first floor level with double glazed white painted hardwood vertical sliding slash windows.

Assessment:

As the replacement tiles would be like for like, there would be no detrimental impact on the appearance of the building or wider conservation area.

Following from this, the size of the window and door openings will remain unchanged. The windows will change from single pane to double glazed glass panels and use the same materials as existing, painted hardwood. As such and due to the proposals matching the existing materials, the proposals are not considered to have a detrimental impact on the host property.

The proposal would enhance the energy efficiency performance of the building and is welcomed in the context of sustainability policies. The proposal would also have no negative impacts on neighbouring properties in regards to loss of light, invasion of privacy or overbearing impact.

Conclusion:

The proposed windows, doors and replacement tiles are considered appropriate in terms of design and proportions. It is not considered that they will have a negative impact on the existing building or the wider conservation area.

Recommendation: Grant planning permission.