

Delegated Report		Analysis sheet		Expiry Date:		26/08/2014	
		N/A		Consultation Expiry Date:		01/08/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4225/P			
Application Address				Drawing Numbers			
6 Steeles Mews South, London NW3 4SJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of new doors to altered openings to ground & 1st floor and 1st floor balcony to courtyard garden elevation.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The application was advertised in Ham & High on 16/07/2014 and site notice was erected on 16/07/2014. A comment was received from 1 Eton Road requesting the windows do not compromise privacy.</p> <p><u>Officer Comment</u> <i>The glazing in the courtyard elevation will be moved further from the property at 1 Eton Road, improving the current situation.</i></p>					
CAAC/Local groups* comments: *Please Specify		Eton Villas CAAC- no comments made.					

Site Description

The two storey dwelling is located on the southern corner of cul de sac Steele's Mews South. The site is within the Eton Conservation Area.

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)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF

Eton Conservation Area Statement 2002

Assessment

Proposal

Planning permission is sought for changes to the windows and doors at the south facing courtyard elevation. At ground level a single door and large window will be replaced with three sliding folding doors and at first floor level, double doors and a timber balcony and a window will be replaced with three sliding folding doors to match the ground floor and a glass balustrade balcony. A Certificate of Lawfulness has been made for changes to the front elevation windows and doors and a new rooflight.

Assessment

The main considerations are the design and impact on amenity.

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The proposed changes are sympathetic to the host building. All windows/doors which are replaced will be powder coated aluminium frames and the first floor balcony will include a frameless glass balustrade. The new windows and doors are not visible from the public realm as they are in an elevation facing a private courtyard. The proposal is considered acceptable in terms of design.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

The proposed windows and doors replace existing windows and doors and an existing first floor balcony. The changes do not result in additional overlooking beyond the existing situation and result in a slightly greater distance between the neighbours windows and the glazing at the application site, reducing overlooking.

Recommendation

Grant planning permission.