

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/08/2014	
		N/A		<b>Consultation Expiry Date:</b>		18/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Emily Marriott-Brittan				2014/3944/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
7 Hawtrey Road London NW3 3SS				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of front doors and windows at ground and 1st floor level.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<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>		Two neighbours were notified of the proposal by post. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		The site is not within a conservation area.					

## Site Description

The subject property is a two storey brick property (painted white) with a flat roof and an end terrace building. The property is not listed, nor is it within a conservation area, but lies within the Chalcott Estate.

## Relevant History

**Host site – None.**

### **11 Hawtry Road**

**2014/1904/P** - Alterations to fenestration at rear ground floor and first floor, installation of 2x windows to side elevation, 1x rooflight and 1x condenser unit on roof, 2x canopies at roof terrace level (Granted 14/05/2014).

### **10 Quickswood**

2014/1087/P - Variation of condition 3 (approved plans) of planning permission 2013/1421/P granted on 07/05/2013 for the erection of single storey rear extension at first floor level, replacement of all windows and doors, replacement of garage door with window in connection with conversion of garage to habitable accommodation, the installation of a canopy above front entrance and a gate to existing garden fence to single family dwelling house, namely replacement of first floor window with sliding door to side elevation (Retrospective) **(Granted 22/04/2014)**.

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)

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 2013** CPG1 (Design) 2011 and CPG6 (Amenity) 2011

## Assessment

### Proposal

- Replacement of existing black timber framed panel door and white strip window
- Replacement of timber sash and aluminium windows

### Assessment

The main considerations in relation to the proposal are the impact in terms of design and the effect on amenity.

### Design

Development Policy DP24 seeks development of the highest standards of design and expects consideration of character and proportions of the existing building. Although the Chalcott Estate is not designated as a conservation area, there is a draft guide for proposed works which recommends any changes be sympathetic.

The proposed changes at ground level include the replacement of the existing black timber panel and strip window with a new metal door and strip window. At first floor the replacement of three windows are proposed, the existing windows are a combination of timber sash and aluminium. The proposed windows will all be metal and painted white to match.

The proposed changes to the door will not alter the existing opening size and would be painted white to match the main exterior of the building as well as the proposed windows. The strip window would be similar to what currently exists and would be painted white to match. The proposed changes to the windows include a change in material from timber sash and aluminium to metal. The proposed material is considered acceptable and would be painted white to match. No change to opening sizes is proposed.

The new front door and windows are considered acceptable in design. The changes are not visible from the public realm, but are still sympathetic to the host building and similar to the original fenestration details and front door surround. The proposal is considered acceptable in design terms being sympathetic to the host building and matching the character of the wider estate.

### Amenity

DP26 states factors to consider in managing impacts on neighbours being: visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels. CPG6 states the Council should seek to minimise impact of loss of daylight and overshadowing, protect privacy and avoid overlooking, and avoid impacting on neighbours' outlook.

No new windows or doors are proposed and the size of the openings of the windows and front door will not change as part of the application. As such, it is considered unlikely that there would be any negative impacts on the amenity of the neighbouring properties.

**Recommendation** – Grant permission.