

Delegated Report		Analysis sheet		Expiry Date:		15/10/2014	
		N/A		Consultation Expiry Date:		07/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5098/P			
Application Address				Drawing Numbers			
Flat B 1 Fellows Road London NW3 3LR				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Construction of white stucco rendered wall to cover conservatory on first floor front elevation, new glass balustrade to allow use of first floor roof as terrace and installation of timber window to first floor rear elevation.							
Recommendation(s):		Grant conditional permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site consists of a first floor flat located on the west side of Fellows Road. The site is not listed nor within a conservation area.

Relevant History

8600813 - Change of use including works of conversion to form 4self-contained flats – **Granted**
15/10/1986

Relevant policies

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP21- Development connecting to a highway network

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)

CPG 6 Amenity (2011)

Assessment

Proposal:

The proposal is for the construction of white stucco rendered wall to cover conservatory on first floor front elevation, new glass balustrade to allow use of first floor roof as terrace and installation of timber window to first floor rear elevation.

Design:

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. 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; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

As the wall that would cover the conservatory would use the same materials as the existing wall, the design is not seen to disrespect the character of the area or the wider conservation area. The fact that the wall would now align with the neighbouring properties is also seen to have a positive impact on the area and provide a more visually interesting frontage at street level. The proposal is also in accordance with CPG1 paragraph 4.7 which states "wherever possible, you should use materials that complement the colour and texture of the materials in the existing building. The proposal would also not undermine any existing uniformity of the street and is therefore in accordance with DP24 paragraph 12. The proposed wall would also be an improvement on the existing situation, as it would shield a conservatory at first floor level from view.

The replacement of the balustrade is considered acceptable in this case. As the new balustrade is located to the rear of the property, it would have no detrimental impact on the streetscene. The glass railings are not seen to have a negative impact on the existing rear elevation and are seen to have a more visually attractive appearance than the previous timber balustrade. The proposal is therefore seen to comply with DP24 and guidance in CPG1.

Finally, the proposed window would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

Amenity:

The proposal would not lead to any loss of privacy, overbearing impact or loss of light to any neighbouring properties. It is therefore in accordance with both CPG6 and policy DP26.

Recommendation: Grant planning permission.