

Delegated Report		Analysis sheet		Expiry Date:		09/10/2014	
		N/A		Consultation Expiry Date:		04/09/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4876/P			
Application Address				Drawing Numbers			
Flat B 1 Herbert Street London NW5 4HA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement door to rear elevation at 2nd floor level; replacement of window to side elevation at 1st floor level and installation of new slot window to rear elevation at 1st floor level.							
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	06	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>One comment was received from 107b Queens Crescent, commenting that the glass in the side window should be opaque.</p> <p><u>Officer Comment</u> <i>The applicant has confirmed the glass shall be opaque.</i></p>					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The subject property is located on the south side of Herbert Street and comprises an end of terrace, two storey brick property. The property is not listed and nor is it within a conservation area.

Relevant History

None.

Relevant policies

The London Plan (2011) and London Plan Revised Early Minor Alterations (REMA) (2013)

LDF Core Strategy and Development Policies 2010

Core Policies

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 2013

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Planning permission is sought for a two pane window in the rear elevation at first floor and a replacement sash window in the flank wall (east side elevation) at first floor, to be located slightly higher than the existing window which will be removed. The existing access door to the roof terrace shall be replaced with a powder coated aluminium framed door. Additionally, as part of the works a chimney shall be removed from the parapet of the first floor rear projection.

The proposal has been revised since its original submission to remove a proposed strip window from above the door in the rear elevation at first floor which is used to access the existing roof terrace.

Assessment

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 windows relate to the existing property in terms of size and proportions and shall be powder coated aluminium. The replacement door and the removal of the chimney which is not visible in the streetscene and located outside a conservation area, is considered acceptable in design terms.

CPG 6 (Amenity) states that:

Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- *Living rooms;*
- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house.*

The proposed side elevation window (which replaces a window currently located at a slightly lower level of the first floor), will be opaque glass and therefore no overlooking or loss of privacy shall result. The window in the rear elevation of the projecting closet wing is considered acceptable given the large separation distance between the nearest residential windows to the rear of the property. Overall, the proposal is considered acceptable in terms of amenity.

Recommendation

Grant planning permission.