

Delegated Report		Expiry Date:	14/10/2013	Officer:	Obote Hope
Application Address		Application Number(s)	1st Signature	2nd Signature	
93B York Way London N7 9QF		2014/5418/P			
Proposal(s)					
The replacement of existing timber window, with enlarged timber sash window to the rear elevation at 1st floor level.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	03/9/2014	24/09/2014	Site notice	03/9/2014	24/09/2014
Date sent		21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	29/08/2014	19/09/2014	10	0	0
Consultation responses (including CAACs):	<p>Comment received from unknown resident who raised no objection</p> <p>Comments received from 78 Marquise Road are as follows:</p> <ul style="list-style-type: none"> If this window leads on to the flat roof of the extension, I would just like to be sure that this is not the prelude to using the flat roof as a roof-terrace. The houses in York Way and Marquis Road are close together and the gardens are already overlooked. We have had great trouble with noisy gatherings on roof-terraces up and down the two streets, particularly as more and more houses are let to large groups of tenants; The house backs on to the house next door to 93 and I would lose significant privacy in my garden if the flat roof were to become a roof-terrace. But what bothers me most is the risk of yet more noise. <p><u>Officers Comment</u></p> <ul style="list-style-type: none"> A condition would be attached to ensure that the flat roof is not used as a roof terrace; 				

Site Description

The site is a 4 storey terrace mid terrace property on the west side of York Way (close to the junction with Market Road). The property falls within the Camden Square Conservation Area but is not listed. The property is sub-divided into flats.

Relevant History

2013/5231/P: Replace existing window with bi-folding doors to side elevation of existing ground floor flat (Class C3). **Granted** 09/10/2013.

8500416: Change of use and works of conversion of house into 1 x 2-bedroom flat 1 x 1-bedroom flat and 1 x 3-bedroom maisonette with a new roof extension rear extension and rear roof terrace. **Granted** 29/05/1985

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

CPG 1 - Design

Camden Square Conservation Area and Management Strategies 2011

NPPF 2012

London Plan 2011

Assessment

Proposal: Consent is sought to replace the existing window in the rear closet wing with a new timber framed sash window at first floor level.

Assessment:

There would be a window to the rear closet wing being replaced with a new timber sash windows to match the frame and design of the windows to the front elevation. The existing window would be approximately 1.2m high by 1.2m wide and the proposed window would measure approximately 1.7m in high by 1.1m wide, the proposed window would retain the architrave and as such retain architectural feature of the host building. Therefore, the proposed windows would be “in keeping” with the existing windows to the front and rear elevation. Whilst, also matching the timber framed element of the windows to the rear elevation.

The proposed window not have a visual impact in terms of its size and bulk and as there is currently a window to the rear elevation. The proposed window would not contribute to unacceptable levels of overlook or loss of privacy with the neighbouring properties. It is considered that the proposed window would preserve and enhance the building and meet the guidance as stipulated in the Camden Square Conservation Area Statement.

It is important that the flat roof area at first floor level is not used as an outdoor amenity space as this would be detrimental to the amenity of neighbouring properties, and the proposal would theoretically make it easier to access. To prevent this condition is imposed restricting its use.

Recommendation: Grant planning permission