

Delegated Report		Analysis sheet		Expiry Date:		25/11/2014	
		N/A		Consultation Expiry Date:		30/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5344/P			
Application Address				Drawing Numbers			
38 Byron Mews London NW3 2NQ				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to openings							
Recommendation(s):		Grant conditional permission.					
Application Type:		Householder Application					
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:		Press Notice displayed from 09/10/2014 – 30/10/2014 Site Notice displayed from 03/10/2014 – 24/10/2014 One letter of support received from neighbour at 6 Rona Road					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC raised no objections.					

Site Description

The site is a two storey terraced dwelling located on the south side of Byron Mews. The site is in the Mansfield Conservation Area and is noted as a positive contributor according to the Mansfield Conservation Area Appraisal and Management Strategy.

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

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF (2012)

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

Proposal

Planning permission is sought to install new double glazed timber framed French doors to replace the existing door and window.

Design:

Policy DP25 of the LDF states that character and appearance of the Conservation Area should be preserved and enhanced. The proposed doors and windows are in accordance with paragraph 7 of CPG1 which states “where timber is the traditional window material, replacements should also be in timber frames.” The proposed materials that will be used will also complement the colour and texture of the materials in the existing building, in accordance with paragraph 4.7 of CPG1.

The fact that the original appearance of the rear doors and windows would not be dramatically altered would mean that appearance and character of the conservation area would not be adversely affected. The proposal is therefore considered to be in accordance with paragraph 4.10 of CPG1 and the Mansfield Conservation Area Appraisal and Management Strategy.

Amenity Issues:

There would be no additional overlooking following the proposal than what currently exists on site and the proposal would not have an overbearing impact nor lead to any overshadowing of surrounding properties. The proposal is therefore considered to comply with DP26 and CPG6.

Conclusion

The proposed alterations are considered to be respectful of the character and appearance of the host property and surrounding Conservation Area. The proposal broadly complies with Policies CS5 and CS14 of Camden’s Local development Framework Core Strategy, paragraphs 4.7 & 4.10 of CPG1, the Mansfield Conservation Area Appraisal and Management Strategy and policies DP24, DP25 and DP26 of Camden’s Local Development Frameworks.

Recommendation: Grant planning permission.