

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/10/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/4833/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Holford Road London NW3 1AD							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of timber window to the side (south) elevation at roof level.							
<b>Recommendation(s):</b>		Grant subject to Conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>03</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Two letters of support have been received in connection with the application.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No objection.					

## Site Description

The application site is located on Holford Road in Hampstead Conservation Area. It relates to the top floor flat within a four storey plus basement building, which makes a positive contribution to the conservation area. The flatted building is finished in stock brick and has a pitched roof.

## Relevant History

2014/2632/PRE – Pre-application advice issues for the installation of a window to the side elevation of a flatted building.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

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 2011:

CPG 1 – Design

CPG 6 – Amenity

#### Hampstead Conservation Area Statement (adopted October 2001)

## Assessment

### Proposal

This proposal seeks planning consent for the installation of a window to the side of the building at fourth floor. The window would be timber inward opening casement and would have a solid brick header course above it and a reconstituted stone cill painted white. The window would provide additional light to the stairwell at the property.

### Design

The design of the proposed window is acceptable and in compliance with the relevant advice in CPG1.

### Amenity

The window would essentially overlook the neighbouring property's roofline, which would not cause any overlooking issues. This complies with CPG6.

### Recommendation

Having given consideration to the above assessment, the proposal complies with the policies and guidance of the Council and should therefore be granted subject to conditions.