

Delegated Report		Analysis sheet		Expiry Date:		05/12/2014	
		N/A		Consultation Expiry Date:		13/11/2014	
Officer				Application Number(s)			
Obote Hope				2014/5980/P			
Application Address				Drawing Numbers			
90 Priory Road London NW6 3NT0				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replace 6no. single glazed timber framed windows to front elevation with double glazed timber framed windows.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	00	
Summary of consultation responses:	Press notice was published on 23/10/2014 to 13/11/2014 Site notice was displayed on 17/10/2014 to 07/11/2014 No comment received from the adjoining properties.						
Local groups comments:	No CAAC associated with South Hampstead						
Site Description							
The site is located on the eastern side of Priory Road, between the intersection with Compayne Gardens to the north and Cleve Road to the south. It accommodates a two storey single family dwellinghouse with a basement level and habitable accommodation in the attic level. The site is located within the South Hampstead Conservation Area.							
Relevant History							
2004/4394/P for: Erection of ground floor single storey conservatory extension with minor elevation changes to existing rear extension for the single family dwellinghouse. Granted 30/11/2004. March 1994 – Planning permission granted for erection of entrance porch to side elevation alterations to front and rear elevations and roof alterations together with the provision of three parking spaces in connection with the use of the building as two single dwellinghouses (ref. 9301006). March 1994 – Conservation Area Consent granted for partial demolition of the rear lower ground including alterations to roof windows and doors (ref. 9360115). 17th November 2004 – Planning permission granted for excavation at lower ground floor level to provide additional habitable space, including the insertion of a new window and light well on the front elevation (ref. 2004/4044/P).							
Relevant policies							

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving heritage

Development Policy

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 (design)

CPG 6 (amenity)

Assessment

Proposal

Planning consent is being sought for the replacement of the all the windows to the front elevation between the ground and second floor.

- 1) The main planning considerations relates to the impact of the proposal on the character and appearance of the host building and the wider area.
- 2) And the impact of the proposal with neighbouring amenities.

Design, appearance and conservation

The Council's design policies are aimed at achieving the highest standard of design in all development, 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.

There will be a total of six windows being replaced to the front elevation. The proposed ground floor windows would be identical to the existing, the casement window in terms of design and profile and would be painted white.

The proposed windows at first floor level would be replaced with top hung rather than a middle spring design the casement window acid etched with double glazing.

The existing 3 x sash windows at second floor level would be replaced with split of the sashes 1/2-1/2 on top floor right window replaced by 1/3-2/3 double glazing with additional glazing bars to match windows. The proposed change would match the existing 2nd floor window, and as such, would be considered acceptable in design in accordance with DP24, DP25 and CS5 of the LDF.

Amenities

The proposed windows would not contribute to any undue issues of privacy, outlook or overlooking.

Recommendation:

Grant Planning Permission.