

Delegated Report		Analysis sheet		Expiry Date:		06/10/2014	
		N/A / attached		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Katrine Dean				2014/5242/P			
Application Address				Drawing Numbers			
119A Islip Street London NW5 2DL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a full width ground floor rear extension, including raising side party walls; hard landscaping works to front garden; installation of a replacement double glazed timber window to first floor rear elevation and to front elevation.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
Bartholomew Estate and Kentish Town CAAC		Representations were submitted on 20/10/2014, which is after the expiration of the statutory consultation period on 06/10/2014, noting the following: <ul style="list-style-type: none"> All windows must be wooden and match the windows in the surrounding properties; Hard paving to front gardens does not fit with Council policies; and 					
Officer Comments:		<ul style="list-style-type: none"> The original proposal has been revised and now seeks to replace the original windows on a like for like basis, with timber double glazed frames. The area at the front of the property is small and there is already hardstanding in the front garden. The works are to replace the existing paving and are considered to be acceptable. 					

Site Description

The application site is a mid-terraced residential property located on Islip Street in Bartholomew Estate Conservation Area. The works relate to the ground and first floor flat, which has an external rear garden area bounded by a brick wall up to around 1m in height. The rear elevation is largely unaltered at the terraces, especially at first and second floor levels. The neighbouring property (117 Islip Street) to the west has a full width rear conservatory, which has been formed using white upvc frames.

Relevant History

9175 - Conversion into one flat and one maisonette. Granted on 30/07/1970.

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 2011

CPG1 (Design)

CPG6 (Amenity)

Bartholomew Estate Conservation Area Statement (adopted 2000)

Assessment

Proposal

This proposal seeks planning consent for the erection of a full-width conservatory at the rear of the flatted property, including increasing the height of party walls at either side. It is also proposed to replace the smaller window on the first floor with a double glazed timber frames and replace the single glazed sash windows at the front with double glazed timber sashes. The small front garden will also be repaved.

Design

Although full width conservatories are strictly contrary to the advice within CPG1, it is considered that the proposal is acceptable in design terms. The structure is lightweight and would be subordinate to the host building. It would not be visible from any public vantages of the Conservation Area. Furthermore, the adjoining neighbouring property to the west has a upvc conservatory, which has no planning permission. This has been in-situ for over four years, which makes it exempt from enforcement action.

The original proposal has been amended to retain the timber sash window at the rear, albeit, replace it with a double glazing. The front sashes would also be replaced with double glazed alternatives. These are acceptable, and in compliance with the advice on windows within CPG1.

Amenity

The rear garden ground is generous and therefore sufficient amenity space would remain at the property to allow for the construction of the conservatory. There are no further issued raised with regards to amenity.

Recommendation

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