

<b>Delegated Report</b>		<b>Expiry Date:</b>	<b>31/12/2014</b>	<b>Officer:</b>	<b>David Peres Da Costa</b>
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
119 Greencroft Gardens London NW6 3PE		2014/7502/P			
<b>Proposal(s)</b>					
Enlargement and lowering of new window on side elevation approved under planning permission 2014/0325/P dated 20/03/2014.					
<b>Recommendation(s):</b>		<b>Grant non material amendment</b>			
<b>Application Type:</b>		<b>Non-material amendment</b>			
<b>Site Description</b>					
The site is a formerly semi-detached 4 storey property on the south side of Greencroft Gardens. The other half of the semi-detached pair (121 Greencroft Gardens) has been extended so that it now adjoins the neighbouring property 123-129 Greencroft Gardens. The property falls within the South Hampstead Conservation Area but is not listed.					
<b>Relevant History</b>					
2014/0325/P: Conversion of lower ground & ground floor flats into a single flat, two storey side infill extension, replacement of rear doors with folding doors, replacement of single glazed windows with double glazed windows, and alterations to side extension including installation of new windows. <u>Granted</u> 20/03/2014					
<b>Relevant policies</b>					
<b>LDF Core Strategy and Development Policies</b>					
CS1 (Distribution of Growth)					
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)					
<b>Camden Planning Guidance</b>					
<b>South Hampstead Conservation Area Statement</b>					
<b>London Plan 2011</b>					
<b>NPPF 2012</b>					

## Assessment

**Proposal:** Permission is sought for a non-material amendment consisting of:

- Enlargement of window on side elevation. Height of window increased by 0.6m (the height would increase from 1m to 1.6m); the window would also be lowered by approximately 0.5m.

### Assessment:

**Design:** The enlarged and repositioned window would not be prominent as it is on the side elevation of the property. The enlarged and repositioned window would not substantially affect the appearance of the host property and therefore can be considered non-material.

**Amenity:** The window serves the landing of the stairs (leading from ground floor to the lower ground floor of the flat) and so the enlargement and lowering of the window does not raise concerns regarding overlooking or loss of privacy to neighbouring occupiers.

**Recommendation:** Grant non-material amendment