

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/5176/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
70 B Maresfield Gardens London NW3 5TD							
<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 replacement patio door at the side and replacement window at the rear of flatted property.							
<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>53</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is a large villa, which is converted into flats located on Maresfield Gardens in Fitzjohn/Netherhall Conservation Area. The building is a positive contributor to the Conservation Area, it is finished in red stock brick with timber framed windows with Georgian Bars and details.

## Relevant History

None.

## 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

#### Fitzjohns/Netherhall Conservation Area Statement

## Assessment

### Proposal

This proposal seeks planning permission to change an existing side window of a ground floor flat to a patio door and to change the patio door at the rear of the building to a window. The replacement window and patio door would remain single glazed and would be of timber construction painted white. The window and door replacements would match the existing windows at the building. For the avoidance of doubt, additional drawings have been secured which show timber glazing bars separating through the individual glazing panes.

### Design

The design of the proposed door and window is in-keeping with the rest of the building. The side and the rear of the building are completely enclosed and are not visible from any vantages of the Conservation Area. The proposal is therefore acceptable in terms of CPG1 and the Conservation Area Statement.

### Amenity

There are no issues with residential amenity associated with the proposed development.

### Recommendation

Having given regard to the above assessment it is considered that the proposal complies with the relevant policies and guidance of the Council and is therefore recommended for approval.