

Delegated Report		Analysis sheet		Expiry Date:		07/01/2015	
		N/A		Consultation Expiry Date:		09/12/2014	
Officer				Application Number(s)			
Neil Luxton				2014/5931/P			
Application Address				Drawing Numbers			
189 Adelaide Road London NW3 3NN				AR-P-200; AR-P-201; AR-P-202; AR-P-203; AR-P-100; AR-P-101			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of juliet balconies at first floor front and rear elevations. The balconies will be at first floor allowing existing windows to open onto them. These balconies will serve an existing living/dining/kitchen space. The balconies will span the openings with widths of 1.75m, 1.99m & 2.4m respectively, projecting 0.311m from the windows with a base or floor 0.3m thick (approx.) and will be enclosed with 1.05m high railings.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The site is an end-terrace, three storey flat roof dwellinghouse, situated on a corner, with party walls to west and south with attached neighbours at nos 54 & 56 Hawtrey Road to west and south respectively. No.189 faces onto Adelaide Road to the north and has garden space that wraps around its northern and eastern elevations.

The house is unextended currently and is of a relatively modern (1970s) pedigree.

The property is not listed and is not in a conservation area.

Relevant History

2013/0127/P Installation of replacement windows and doors on north and east elevation at ground, first and second floor, including replacement of garage door with window in connection with conversion of garage to habitable accommodation and installation of balcony at first floor level on east elevation all in connection with existing dwelling (Class C3) - this application was withdrawn.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 - Securing high quality design

DP26 – Amenity

Camden Planning Guidance

CPG 1 – Design

CPG 6 - Amenity

Assessment

Design

The balconies would be modest in size. However, being at first floor they will be visible from beyond the confines of the application site. The balconies are modest in size and would be finished in white to match the existing windows on the building. There are precedents within the broader estate and even, immediately adjacent on the attached neighbours windows to south and west.

It is considered that these balconies are acceptable in design and scale and sufficiently in keeping to not raise issue and thus in accordance with CS14, DP24 & CPG1.

Neighbour amenity

Given the modest size and siting it is solely the issue of overlooking of neighbours that needs to be considered. The two northern balconies, particularly the western-most balcony, will allow a degree of overlooking of the western neighbour at no.54. However, the precedent set by the first floor balcony at no.54 itself, in a correspondingly close location relative to the common boundary with no.189 is relevant here and is considered to make objection to the new balcony unreasonable.

In terms of the balcony on the eastern elevation, it would afford very little scope for overlooking due to its generous off-set from the common boundary with no.56 (the nearest neighbour). In addition no.56 already has a balcony, very close to the common boundary with no.189 that affords far greater potential overlooking.

To conclude, the proposal is considered acceptable in terms of its impact on neighbour amenity and thus in accordance with Policies DP26 & CPG6.

Conclusion

To conclude, the proposal is considered to be acceptable both in design terms and in terms of its impact on neighbour amenity.

