

Delegated Report		Analysis sheet		Expiry Date:		02/01/2015	
		N/A / attached		Consultation Expiry Date:		25/12/2014	
Officer				Application Number(s)			
Neil Luxton				2014/7041/P			
Application Address				Drawing Numbers			
25 Avenue Mansions Finchley Road London NW3 7AX				14028/01; 14028/02; 14028/03; 14028/04			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of hallway window to external door giving access to communal courtyard.							
Recommendation(s):							
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	31	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice – 04.12.2014 Site Notice – 03.12.2014					
CAAC/Local groups* comments: *Please Specify		West End Green CAAC consulted – no response received.					

Site Description

The application site comprises a residential (flatted) development on the southern side of Finchley Road at its junction with Canon Hill. The site forms part of a terrace (Avenue Mansions) and is the end-terrace property. The property includes open space to its rear which is used as a communal courtyard for the flats. To the north-west, on the opposing side of Canon Hill are the sister buildings of Marlborough Mansions which are clearly of the same style, era and nature.

The site lies within the West End Green Conservation Area. The building is not listed.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

LDF 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 1 – Design

(sections 4 (Ext, Alts & Conserv)

Assessment

Design

The sole issue to consider is the design implications of the proposal. The proposal is to replace a window with a door. Behind the window is a corridor, onto which a number of rooms on the ground floor open. It is proposed that the new door provide access to the courtyard to the rear. The existing window is typical of the windows in the building being timber with a brick surround, soldier course above and a single horizontal division. The door is to be painted black which will contrast the white of the existing window and of the neighbouring windows but is considered to be in keeping with the black used in the doors on the buildings and on those of Marlborough Mansions to the north-west. The door would be only visible from opposing windows on the building and from the courtyard but not from beyond the site. A modest step down from the lip of the door to the external courtyard is proposed. This is modest in scale and impact and considered acceptable.

The West End Green Conservation Area Appraisal identifies the site as one of the mansion blocks within the conservation area and identifies timber as prevailing in doors and windows.

It is considered that the proposal on balance can be accepted and is felt to be in accordance with the character and appearance of the host building and conservation area and thus in accordance with Policies CS14 of the Core Strategy, LDF Development Policies DP24 & DP25 and Camden Planning Guidance 1 and The West End Green Conservation Area Appraisal.

Neighbour amenity

There is an existing opening in this location and this simply alters its form. The door would not create new relationships with neighbouring properties beyond the mansion block that would merit amenity concern.

Conclusion.

The proposal is considered to be acceptable and in accordance with relevant policy and guidance.