

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/01/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		18/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/7016/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
37A Redington Road London NW3 7QY				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of two windows on second floor rear (west) elevation with French doors and balustrade to provide a Juliet balcony.							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<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>12</b>	No. of responses No. electronic	<b>01</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>Site notice was displayed on the 26/11/2014 and expires 17/12/2014 Press notice was published on 27/11/2014 and expires 18/12/2014</p> <p>An objection was received from Apartment 2, 37A Redington Road raising the following concerns:</p> <ul style="list-style-type: none"> <li>• <i>Amenity</i> – The proposal would result in a loss of privacy to the terrace directly below the proposed balcony (<b>Officer Comment: Please see Amenity section below for more information</b>).</li> <li>• <i>Design</i> – The proposal would have an unacceptable impact on the appearance of the building (<b>Officer Comment: Please see Design section below for more information</b>).</li> <li>• <i>Error on drawings</i> – There is an inconsistency between the proposed floor plan and elevation (<b>Officer Comment: The inconsistency is not considered to be significant; either proposal would have a similar appearance</b>).</li> <li>• <i>Construction</i> – The proposal could not be constructed without access to the terrace of the flat below, which would not be allowed (<b>Officer Comment: This is not a valid planning consideration; rather a private matter between the parties</b>).</li> </ul>					
<b>Redington/Frogna CAAC comments:</b>		No comment received					

## Site Description

The site contains a detached four-storey property consisting of four flats located on the corner of Redington Road and Oakhill Avenue within the Redington/Frogna Conservation Area. The building on the site, although traditional in appearance, was erected in 2004.

## Relevant History

**PWX0202561** Demolition of existing two storey dwellinghouse and an existing detached garage, and the redevelopment of the site by the erection of a four storey building to accommodate 4 self-contained flats, together with the provision of 5 car parking spaces and a vehicular access point to each of Redington Road and Oakhill **Granted** 12/06/2003

**2004/0330/P** Alterations to windows including the insertion of new rooflights **Granted** 18/03/2004

**2011/5460/P** Installation of 2 X rooflights to the side roof slope of existing flat (Class C3). **Granted** 15/11/2011.

**2012/3151/P** Installation of rooflight on the east roof slope of flat (Class C3). **Granted** 13/08/2012

**2012/5574/P** Planning Permission for: Installation of a conservation-type rooflight on the west roof slope to replace a smaller rooflight in the same location for flat 4 (Class C3). **Granted** 11/12/2012

## Relevant policies

### NPPF 2012

### London Plan 2011

### LDF 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 2014

CPG1: Design

CPG6: Amenities

### Redington/Frogna Conservation Area Statement 2003

## Assessment

Planning permission is sought for the insertion of a Juliet balcony in the second floor rear (west) elevation. The double doors would have dimensions 1.9m (W) x 2.4m (H).

### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

The existing building is characterised by Juliet balconies and opening of similar sizes at each level. As such the proposal is considered to be in keeping with the style of the existing building.

The proposed balustrade would be sympathetic to the style and age of the host building, and as such would not harm its character or appearance.

The proposed materials are in keeping with the existing building. Notwithstanding, a condition is recommended

to this effect.

The Redington and Frogna Conservation Area Statement notes that any new development should be sympathetic to the existing character of the conservation area in terms of layout, scale, height and massing. The proposed balcony is considered to be similar in design to the existing balconies within close proximity of the host building.

### **Amenity**

DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

The proposal would result in only a negligible increase in the bulk of the building and as such would not result in material overshadowing, loss of light, sense of enclosure or the like.

A terrace is already established at second floor level and as such the increase in overlooking to the terraces below and the rear garden as a result of this proposal is considered to be proportionally negligible.

For the reasons listed above the proposal is not considered to result in an unacceptable impact on the amenity of adjoining/nearby occupiers.

### **Recommendation**

Grant subject to conditions