

Delegated Report		Analysis sheet		Expiry Date:		29/01/2015	
		N/A		Consultation Expiry Date:		25/12/2014	
Officer				Application Number(s)			
Alex McDougall				2014/6949/P			
Application Address				Drawing Numbers			
18 Kingdon Road London NW6 1PH				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of bay windows to lower ground front facade and alterations to lower ground floor rear fenestration.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No responses received.					
CAAC comments:		N/A					
Site Description							
The site is occupied by a 3 storey plus loft mid-terrace building on the eastern side of Kingdon Road. The building is in use as 3 dwellings (1 maisonette and 2 flats). The area is characterised by residential properties.							
Relevant History							
<u>18 Kingdon Road (the application site)</u> 7069 - The conversion of the premises into two self-contained maisonettes at 18 Kingdon Road, Camden. Granted 11/06/1969.							

28726 - Change of use including works of conversion from maisonette to two self-contained flats on the first and second floors. Granted 03/09/1979.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

Assessment

Detailed Description of Proposed Development

The proposal consists of insertion of 3 windows in the lower ground floor front bay element and the insertion of replacement doors and windows in the lower ground floor rear elevation.

Principle of Development

Alteration and additions are considered to be acceptable in principle subject to an assessment of their design and amenity impacts.

Design

The proposed front windows are considered to be of an acceptable design, and have an acceptable impact on character of the area as they are characteristic of the area and are of the same size, style and alignment as the corresponding windows above.

While the proposed doors and windows are not traditional to the age of the building they are considered to be of an acceptable design, and have an acceptable impact on character of the area, for the following reasons:

- The new openings are not visible from any public place.
- The new openings are at ground level only and as such are not readily visible from adjoining/nearby properties.
- The site is not located in a conservation area.
- The openings are not excessively large and as such maintain an acceptable solid-void ratio.

- While the openings are to be of aluminium, as they would not be readily visible, this is not considered to be reason to refuse the application.

For the reasons listed above the proposed development is considered to be consistent with policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

The proposed windows and doors are considered to have an acceptable impact on the amenity of adjoining and nearby properties as they are at lower ground floor level and do not look out onto the windows or any adjoining or nearby properties. As such the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Recommendation

Grant planning permission