

Delegated Report		Analysis sheet		Expiry Date:		13/01/2015	
		N/A / attached		Consultation Expiry Date:		25/12/2014	
Officer				Application Number(s)			
Katrine Dean				2014/7159/P			
Application Address				Drawing Numbers			
23a (Flat 1) Maresfield Gardens London NW3 5SD							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Reconfiguration of the side elevation and alterations to the front archway.							
Recommendation(s):		Approve					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses No. electronic	00 00	No. of objections	01
Summary of consultation responses:		<p>One letter of objection was received in connection with the application outlining the following:</p> <ul style="list-style-type: none"> The existing curved brick archway and curved canopy seen from the street echo the curved brickwork arch above the main entrance door and form a whole, removing this arch and canopy would disturb this composition and harm the Conservation Area. 					
Officer Comments:		<p>The proposed works to the archway have been discussed with a conservation officer and are deemed to be acceptable. The archway is not original to the building and does not add sufficient architectural merit to the conservation area to justify a refusal. Furthermore, no other properties on the street have similar curved archways.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on Maresfield Gardens within Fitzjohns/Netherhall Conservation Area and relates to a large Victorian building, which has been divided into flats. The works in this application relate to the ground floor flat.

Relevant History

2003/1220/P - The retention of a timber shed within the rear garden area. Granted 12/01/2004.
2004/1405/P - Provision of forecourt parking, access, partial demolition of front boundary wall and new landscaping to front garden. Refused on 08/07/2004.
2006/3608/P - Erection of single-storey rear extension to ground floor flat and relocation of existing summerhouse to rear of site. Refused 24/11/2006.
2007/2804/P - Erection of single-storey rear extension to ground floor flat and relocation of existing summerhouse to rear of site. Refused 17/09/2007.
2014/1448/P - Erection of rear extension to residential flat. Withdrawn 15/05/2014.
2014/6751/P – Erection of rear extension and formation of window on side elevation. Currently under consideration.

Relevant policies

NPPF

London Plan

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Fitzjohns/Netherhall Conservation Area Statement

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning consent to reconfigure the side elevation at ground floor level and specifically to reposition the entrance door and one of the windows on this elevation and to block up the kitchen door. The front archway at the access point from the front to the rear of the property would also be squared off and the archway removed, in order to allow for a solid gate to be formed.

Design

Due to its minor scale, the development would have a minimal impact on the host building or the conservation area. The proposed new door would be formed of hardwood and the proposed window would be timber framed and match the existing window on the side elevation. The loss of the curved archway would not have a detrimental impact on the conservation area, as discussed above.

Amenity

The development would have a minimal impact on the residential amenity of the neighbouring properties.

Recommendation

The proposal is considered to be acceptable and complies with all the necessary policies and guidance of the Council. It is therefore recommended for approval.