

Delegated Report		Analysis sheet		Expiry Date:		07/08/2015	
		N/A / attached		Consultation Expiry Date:		20/08/2015	
Officer				Application Number			
Ian Gracie				2015/3356/P			
Application Address				Drawing Numbers			
39 Hollycroft Avenue London NW3 7QJ				1430/P/001; and 1430/P/111			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Alteration of window openings to the rear elevation.							
Recommendation		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed outside the site between 29/07/2015 and 19/08/2015. A press notice was also advertised in the Ham & High from 30/07/2015 expiring on 20/08/2015.</p> <p>No letters of objection were received from any neighbouring occupiers.</p>					
CAAC/Local groups comments:		<p><u>Redington/Frognaal CAAC</u> No objection</p> <p><u>Heath & Hampstead Society</u> The design of the new replacement windows at the rear of the house does not meet the standards recognised by Quennell. The huge sheets of glass are completely alien to the character of the Quennell design (Officer comment: addressed in paragraphs 2.3 and 2.4).</p>					

Site Description

The application site comprises a Quennell-designed semi-detached 2-storey single family dwelling house with roof accommodation, located on the north-eastern side of Hollycroft Avenue. The building is early 20th century and is constructed in the arts and crafts style. While not listed, the house is identified as making a positive contribution to the Redington/Frognaal Conservation Area in which it is located.

Relevant History

2005/1171/P – The erection of a 2-storey glazed conservatory to enclose the new spiral staircase to the rear elevation linking the lower ground floor and ground floor levels, the replacement of two windows at rear lower ground floor and ground floor with a two storey projecting glazed element, the replacement of garage doors with new window to match existing and other minor alterations to fenestration – Withdrawn.

2010/1962/P – Erection of a garden structure in the rear garden to dwelling house (Class C3) – Granted on 17/06/2010.

2011/6243/P – Erection of two storey glazed rear extension at lower ground and ground floor levels in connection with existing dwellinghouse (Class C3) – Granted on 05/03/2012.

Relevant policies

National Planning Policy Framework (NPPF) (March 2012)

LDF Core Strategy and Development Policies (November 2010)

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Redington/Frognaal Conservation Area Statement (January 2003)

Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

Assessment

1. Description of the Proposed Development

- 1.1 The application proposes the alteration of windows to the rear elevation at lower ground and ground floor level. The proposed design of the windows would be similar to that of the adjacent windows on the rear elevation.
- 1.2 Whilst the adjacent windows appear not to have been constructed in accordance with approved plans, the period for enforcing this has ceased. This was also recognised in the previous planning permission for this site (2012/6243/P) in which the case officer noted that as the windows were installed over 4 years ago they are immune from any future planning enforcement action.

2. Design

- 2.1 Policy DP25 of the LDF requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of the area. The guidance in CPG1 notes that modern materials such as steel and glass may be appropriate but should be used sensitively and not dominate the existing property.
- 2.2 The lower ground floor and ground floor rear elevations of the property have been altered over time by the insertion of new glazing, which in respect of the bay window are of a very modern design. As noted above, a review of the planning history has established that permission was not granted for these alterations to the fenestration, but through being installed over 4 years ago they are immune from any future enforcement action.
- 2.3 Although glazing of this nature would introduce a modern element to the building, as identified above, the rear elevation of the property at lower ground and ground floor levels has been altered over time and none of the original fenestration remains in place. The proposal would remove some of the existing render at lower ground floor level to reinstate the original brickwork to the rear of the building which is welcomed. As the proposed fenestration relates to the lower ground and ground floor only, the historical features of the first floor and roof space of the host building will remain unaltered.
- 2.4 Whilst the proposed fenestration is larger than the existing fenestration, it is not considered that the proposal would adversely impact on the character and appearance of the Conservation Area. This application has also been submitted in the context of a similar proposal which was granted planning permission at no. 37 for a similar proposal (ref. PWX0103276). The proposal will provide a visual balance to the rear of the building and is considered to be appropriate in design terms preserving the character of the host building and the Conservation Area. It is therefore in accordance with the guidance set out in CPG1 (Design) and policies DP24 and DP25.

3. Amenity

- 3.1 Whilst the application proposes to install more glazing to the rear elevation, it is not considered that the proposal would result in any loss of privacy to the occupiers of the neighbouring properties.

4. Recommendation

- 4.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th September 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.