

2016/4994/P – Flat 1, Heath Lodge, 4 St Alban's Road

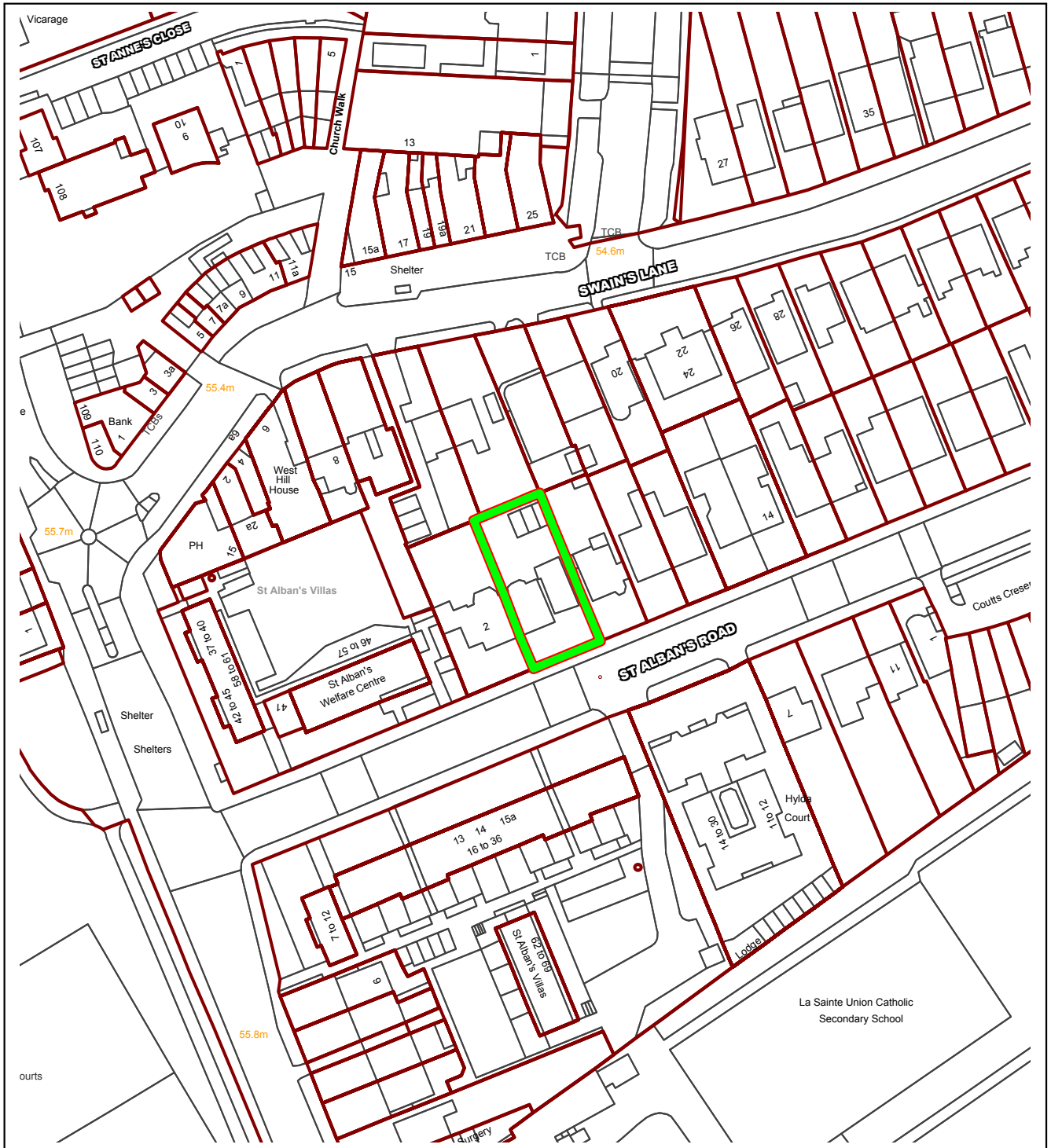




Photo 1 – The proposed window to be converted into French window



Photo 2 – View of window from the driveway



Photo 3 – Front elevation of the property with window concealed by parked car



Photo 4 – Front elevation of no.2 and no.4 St. Alban's Road. Window is concealed behind hedge.



Photo 5 – Window from inside the property

Delegated Report		Analysis sheet	Expiry Date:	22/04/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	24/03/2016
Officer			Application Number(s)	
Kristina Smith			2015/4994/P	
Application Address			Drawing Numbers	
Flat 1 Heath Lodge 4 St Alban's Road London NW5 1RD			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of a single glazed timber window with a single glazed timber French door to front of the property at lower ground level.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses	02	No. of objections	01
Summary of consultation responses:	<ul style="list-style-type: none"> • Site Notice displayed 03/03/2016 – 24/03/2016 • Press advert published 04/03/2016 – 25/03/2016 <p>No.6 St Alban's Road supports the proposal.</p> <p>No.22 St Alban's Road have objected on the following grounds:</p> <ul style="list-style-type: none"> • No information as to which window is to be replaced or the style of it • Against the principal of 'poor quality alterations' to residential properties <p><u>Officer response</u></p> <p><i>It is considered that the plans clearly communicate the window to be replaced and how it would look. The window is considered to be appropriate in terms of design and materials and therefore is not regarded as a poor quality alteration.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Dartmouth Park Conservation Area Advisory Committee</u></p> <ol style="list-style-type: none"> 1. Poor quality of the application 2. The proposal would be visible from the street 3. The works would provide limited benefit to the flat in terms of amenity space and light 4. Drawings suggest that the purpose of the alteration may be to use flat as 2 self-contained units 5. The alteration would adversely affect the balance of the semi-detached pair <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1. <i>Information was of sufficient clarity to validate the application</i> 2. <i>See para 3.4 of report.</i> 3. <i>The proposal may not benefit the apartment significantly in terms of light however it would allow access to a small outdoor space.</i> 4. <i>The application concerns the replacement of a window with a door only and any further changes would be subject to a future application</i> 5. <i>As the alteration is at lower ground floor level it would not be perceptible from the street and would have a minimal impact on the pair</i> 					

Site Description

The application site refers to a lower ground flat in Heath Lodge, an apartment block that was formerly a pair of Victorian semi-detached houses ('The Cedars' and 'The Limes') which has since had a modern addition referred to in the Dartmouth Park Conservation statement as a 'negative feature'. The property is situated on St. Alban's Road, close to the junction with Highgate Road.

The property is located in the Dartmouth Park Conservation Area and is stated as a positive contributor.

Relevant History

No relevant planning history

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

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)

Supplementary Planning Guidance

Dartmouth Park Conservation Area Statement (Jan 2009)

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Assessment

1.0 Proposal

During the course of the application the following amendments have been made to the original scheme:

- Single glazed French door, instead of double glazed, to enable the same style glazing bars as the existing window.

The applicant seeks planning permission for the following:

- Replacement of a single glazed sliding sash timber window with a single glazed timber French door to front of the property at lower ground floor level. The change would allow the existing lightwell area to be used as amenity space by the occupant which is not currently accessible.

2.0 Assessment

The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Dartmouth Park Conservation Area)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and Conservation

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.3 The proposal would convert a window that measures 1430mm wide x 1430mm high with a French door of the same width and 2540mm high. The materials including the single glazing and timber frame would remain the same. To replicate the style of the 8 x 8 sash window, the French door would incorporate the same pattern of glazing bars to minimise the impact on the character of the building and the wider conservation area.

3.4 Although the proposed work is to the front elevation, the works would largely be concealed below garden level. Furthermore the front elevation is set back from the street behind the driveway which would conceal the change. Therefore from most public and private views there would be no visible change.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

4.2 Due to the nature and location of the proposals there would be no impact on the amenity of adjoining occupiers. There is a boundary wall of sufficient height between no.2 and no.4 St. Alban's Road which would prevent any views from the dug-out to the windows of the lower ground floor.

5.0 Conclusion

5.1 Grant conditional permission

Mrs Tamara Kratochvil
Flat 1,
Heath Lodge
4 St Albans Road
London
NW5 1RD

Application Ref: **2015/4994/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 April 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flat 1
Heath Lodge
4 St Alban's Road
London
NW5 1RD**

DECISION

Proposal:

Replacement of a single glazed timber window with single glazed French window to front of the property at lower ground level.

Drawing Nos: Site Location Plan; 1; 2; 5; 6 (Revised); 7; Planning Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Director of Culture & Environment



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1; 2; 5; 6 (Revised); 7; Planning Statement

Reason:
For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION