

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		31/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/4221/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat C 17 Langland Gardens London NW3 6QE				See 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 existing balustrade with new painted metal balustrade, insertion of new patio door and the replacement of the existing door to terrace to rear of first floor flat (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<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>15</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed for 21 days from the 09/09/2011 and a press notice published on the 15/09/2011 – 1 comment of support has been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Redington Frogna! CAAC – No objection					

## Site Description

The site is located on the west side of Langland Gardens. It comprises a large semi-detached property subdivided into flats.

The property is not listed but is within the Fitzjohn's Netherhall Conservation Area.

## Relevant History

No relevant history

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Fitzjohn's Netherhall Conservation Area Statement

## Assessment

### Proposal:

Permission is sought for the replacement of a window and doorway with glazed doors, and the installation of new balustrade at first floor terrace level at the rear.

### Assessment:

The proposal is considered to be relatively minor in nature - An existing timber framed double door would be replaced with a glazed timber framed patio door, the dimensions of the opening would remain the same and an existing window would be replaced with a timber framed patio door, in both cases the brickwork lintel above would be retained.

The existing metal balustrade would be replaced with a painted metal balustrade of the same height and similar in appearance. At the side a small opaque glass balustrade measuring 40cm in height would be installed above raised wall.

It is not considered that the proposal would have a detrimental impact on the appearance of the host building or wider conservation area. The existing arrangement would only be altered slightly, the existing opening would not be widened which maintains the relationship with the windows above.

The proposed balustrade is similar in height and design and is acceptable.

There would be no impact on the amenity of adjoining occupiers; there would be no increase on overlooking above what currently exists.

### Recommendation: Grant Planning Permission