

Delegated Report		Analysis sheet		Expiry Date:		22/01/2014	
		N/A / attached		Consultation Expiry Date:		27/11/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/7558/P			
Application Address				Drawing Numbers			
68 Malden Road London NW5 4DA				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of high screen on ground floor terrace required by condition 5 of planning permission granted on 11/01/2013 (ref: 2012/5890/P for the subdivision of existing vacant dwellinghouse.)							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a three storey (plus basement) terrace house located on the north-east side of Malden Road between the junctions of Rhyl Street and Queens Crescent. It is finished in a London Stock brick with stucco door and window surrounds. The roof is hidden by a flat topped stucco parapet to both the front and rear. Windows are timber framed sash. Permission was granted in Jan 2013 to convert the property from one house into two flats.

The property is not listed but is located within the West Kentish Town Conservation Area.

Relevant History

2012/5893/P – Planning permission withdrawn on 18/01/2013 for subdivision of existing vacant dwellinghouse (Class C3) into 3 x 1 bedroom flats and 1 x 2 bedroom flats and associated alterations comprising extensions to rear lower ground, ground and first floor levels and covered bicycle and waste storage in front lightwell.

2012/5890/P – Planning permission granted on 11/01/2013 for Subdivision of existing vacant dwellinghouse (Class C3) into 2 x 1 bedroom flats and 2 x 2 bedroom flats and associated alterations comprising extensions to the roof, rear lower ground, ground and first floor levels and covered bicycle and waste storage area in front lightwell.

2012/6042/P – Planning permission granted on 10/01/2013 for the erection of an outbuilding in the rear garden for uses incidental to the enjoyment to the existing dwellinghouse (Class C3).

Relevant policies

National Planning Policy Framework 2012
London Plan 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)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Kentish Town conservation area appraisal and management strategy 2011

Assessment

Assessment

Condition 5 of planning permission 2012/5890/P (granted 11/01/2013) states:

Details of a 2 metre high screen located on the ground floor terrace at the party wall with no. 66 Malden Road shall be submitted to and approved in writing by the local planning authority, and erected in accordance with those details as approved, prior to commencement of use of the ground floor roof terrace. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

The proposed screen comprises a 2m high screen with horizontal timber slats (balau hardwood). The screen will match the existing privacy screen at the rear ground floor level between no. 68 and 70 Malden Road and is considered to be acceptable in design terms. The screen is considered to be an effective means of curtailing overlooking into no. 66 Malden Road.

Recommendation

Approve details