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| Delegated Report | | Analysis sheet | | Expiry Date: | 09/12/2013 | |
| | | | | Consultation Expiry Date: | 11/11/2013 | |
| Officer | | | Application Number(s) | | | |
| Obote Hope | | | 2013/6622/P | | | |
| Application Address | | | Drawing Numbers | | | |
| 30 Hartland Road London NW1 8DD | | | Refer to decision letter | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | |
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| Proposal(s) | | | | | | |
| The erection of a roof extension, including the installation of two sash windows to the front and a fully glazed rear elevation with doors opening onto a balcony for the existing dwelling house (Class C3). | | | | | | |
| Recommendation(s): | | Grant planning permission with conditions | | | | |
| Application Type: | | Full Planning Permission | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 11 | No. of responses | 00 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A one-off site notice was displayed – expires 13/11/2013 | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A | | | | |

Site Description

The application site is the middle building within a terrace of three, situated on the east side of Hartland Road, immediately adjacent to No. 32 is a railway embankment that runs along to the rear of the terrace. Hawley Road is immediately to the south. The single family dwelling comprises ground and two floors over.

The property is not within a conservation area.

Relevant History

2005/1826/P Certificate of Lawfulness (Proposed) for the erection of a single storey rear extension. **Granted on 30/06/2005**

2005/3327/P for: The erection of a roof extension, including the installation of two sash windows to the front and a fully glazed rear elevation with doors opening onto a balcony for the existing dwelling house (Class C3). **Granted on 30/09/2009.**

32 Hartland Road

2005/3230/P Planning permission for the erection of roof extension including roof terrace at the rear of dwelling house. **Granted on 15/09/2005**

Relevant policies

LDF Core Strategy and Development Policies 2010
NPPF 2012

CS5 – Managing the impact of growth and development

Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden's Planning Guidance 2013

1-Design & appearance

6-Amenity

Assessment

Proposed

Planning permission is sought for the erection of a roof extension to provide an additional habitable room with a roof terrace to the rear of the existing single family dwelling.

The proposal is a replicate of the planning permission approved under reference (2009/3327/P) granted on 30/09/2009; please see the relevant history above.

Design & appearance

The proposed design would match the planning decision approved for the adjoining premises, notably, (No.32) in 2005 and would be identical to the application granted consent for the subject property under application (2005/3327/P) that was granted consent on the 30/09/2013.

The mansard roof proposed would be hung with Welsh slate and the London stock bricks that would match the aesthetics of the existing property. To the rear the parapet would be raised to match No. 32, a timber fence would be erected on the parapet wall, also matching No. 32. The rear elevation of the roof extension would be set back approximately 2.0m from the parapet. The mansard roof extension and rear roof terrace would therefore be in accordance with DP24 of the LDF.

The proposed mansard roof extension would measure approximately 5.0m (width) x 2.0m (height), the 2 x windows to the rear elevation would be approximately 1.3m (width) x 1.3m (height). The proposed terrace to the rear would be approximately 1.6m (depth) and 4.9m in (width).

The proposed windows to the front elevation would be wooden sash and the doors to the rear are a mixture of fix panel doors and French door that would measure approximately 4.9m. However, the French door would open by approximately 1.6m (width).

The site is not within a designated conservation area, the railway viaduct runs along the rear of the terrace and if any of the occupants of the Hawley Road terrace with gardens can see the roof, it would only be a glimpse at an oblique angle. The street, whilst not especially narrow, is not of such a width or setting that allows prominent views of the front elevation.

Amenity

It is considered that works proposed to the front and rear would not have an adverse visual impact on the building or surrounding area. The symmetry of Nos. 32 and 30 would be restored.

There would be no views into neighbouring properties from the terrace, loss of sunlight/daylight or increased sense of enclosure. The scheme would not have a detrimental impact on local amenity, the proposal is therefore considered to comply with policies CS5 and DP26.

Recommendation: Grant Planning Permission