

Delegated Report		Expiry Date:	13/06/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
22 D Priory Road London NW6 4SG		2013/1993/P			
Proposal(s)					
Replacement of existing conservatory at third floor level at rear of existing flat (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	2/5/13	23/5/13	Site notice	24/4/2013	15/ 5/13
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	18/4/13	9/5/13	17	1	0
Consultation responses (including CAACs):	1 letter of support: 22A Priory Road; we support this application totally.				
Site Description					
The site is a 4 storey semi-detached property on the east side of Priory Road. The site falls within the Priory Road Conservation Area but is not listed.					
Relevant History					
8600843: Change of use of the first second and attic floors to three self-contained flats including works of conversion the provision of new dormers to the side and rear and the erection of a conservatory as shown on drawing nos. 8604 8604/13 14. revised on 20th June and 4th July 1986. <u>Granted</u> 15/07/1986					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

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

Assessment

Proposal: Consent is sought for a replacement conservatory at 3rd floor level. The proposed conservatory would have a similar footprint to the existing conservatory, but would be slightly wider (approximately 0.35m wider) and the pitch of the roof would be increased (to 5 degrees). It would have an aluminium frame. Bi-fold doors would provide access to the existing terrace.

Revision: The proposal was revised slightly during the application so that frame would be finished in dark grey (rather than white) and replacing the tilt and turn window on the rear elevation with a fixed window.

Assessment:

Design: Given that the conservatory replaces one that has been in place for many years (which appears to be authorised), the harm caused by the proposed replacement conservatory is not considered to be significant. The increase in pitch and the slight increase in width (so as to align with a structural joist below) are both considered acceptable. The aluminium frame (finished in dark grey) and detailed design are considered appropriate.

Amenity: Given that the conservatory replaces an existing one, no harm would be caused to neighbouring amenity.

Recommendation: Grant planning permission