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|--|--|--------------------------------|----|----------------------------------|----|-------------------------------------|----|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>          |    | <b>Expiry Date:</b>              |    | 13/06/2013                          |    |
|  |  | N/A / attached                 |    | <b>Consultation Expiry Date:</b> |    | 15/05/2013                          |    |
| <b>Officer</b>   |  |                                |    | <b>Application Number(s)</b>     |    |                                     |    |
| Miheer Mehta   |  |                                |    | 2013/1797/P                      |    |                                     |    |
| <b>Application Address</b>   |  |                                |    | <b>Drawing Numbers</b>           |    |                                     |    |
| 19 Lithos Road<br>London<br>NW3 6DX  |  |                                |    | Refer to 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>   |  |                                |    |                                  |    |                                     |    |
| Installation of 2 x roof lights to the front and rear elevation, to include alterations to rear elevation at ground floor level of HMO (Class C4). |  |                                |    |                                  |    |                                     |    |
| <b>Recommendation(s):</b>  |  | Grant conditional 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                   | 21 | No. of responses                 | 00 | No. of objections                   | 00 |
| <b>Summary of consultation responses:</b>  |  | No responses received.         |    |                                  |    |                                     |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify   |  | No responses received.         |    |                                  |    |                                     |    |

## **Site Description**

The application site comprises an existing three storey terraced property situated on the southern side of Lithos Road, close to its boundary with Finchley Road. The property is not listed, nor is it located within a Conservation Area. It is currently occupied as a HMO.

## **Relevant History**

2012/0768/P – Refused 29/03/2102 - Erection of a rear roof extension with two roof lights on the front elevation to an existing house of multiple occupation (HMO) (Class C4).

2009/2875/P – Refused 22/02/2010 - Erection of a single storey rear extension, two storey side extension and erection of a rear dormer window and roof lights on the front elevation in connection with change of use from a HMO to 2x2 bed self-contained flats and 1 x 3 bed self contained flat.

## **Relevant policies**

### **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 2011 –**

**Design: Roofs, terraces and balconies (Section 5);**

## Assessment

### Proposal:

The applicant proposes:

- The installation of 2 roof lights to each of the roof slopes (front and rear elevation) and minor alterations to provide a window opening on the rear elevation at ground floor level of the existing HMO (Class C4).

The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the terrace of which it forms part of.
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

### Impact on the host building, roof and rear alterations

The addition of roof lights to the front and rear roof slope would be considered acceptable as their size and shape within each of the roof slopes would be proportionate. It is considered that the roof lights to the rear would be larger than to the front, however as they would only be roof lights, it is considered that they would be significantly large to warrant the refusal of the application.

The minor alterations to the ground floor of the rear elevation include the removal of a door opening and enlarging of the window opening. It is considered that this alteration would be an improvement to the application building and would provide a better standard of light intake into the communal kitchen/diner.

### Neighbour amenity

It is considered that no harm would be caused with regard to the amenity of the neighbouring properties or surrounding gardens in terms of access to sunlight, daylight, privacy, outlook, noise, or sense of enclosure.

### Provision residential accommodation

The proposed roof lights are considered to provide a better standard of residential accommodation in terms within the loft bedroom.

### Conclusion

The alterations would be considered minor in nature and would not be substantial enough to warrant the refusal of the application.

**Recommendation:** Grant Permission