

Delegated Report		Analysis sheet		Expiry Date:		9/11/2012	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number			
Tania Skelli-Yaoz				2012/4767/P			
Application Address				Drawing Numbers			
Flat C 1 Kylemore Road London NW6 2PS				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Details pursuant to condition 3 (screening) of planning permission dated 24/08/11 (Ref: 2011/2662/P) for alterations and extensions at roof level including extension of ridge line and associated increase in pitch of hip, dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roofslope all in connection with existing residential flat (Class C3).							
Recommendation:		Approve details					
Application Type:		AOD					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	n/a						
CAAC/Local groups comments:	n/a						
Site Description							
The application relates to an end of terrace 2-storey with basement house on the eastern side of Kylemore Road. The property dates from the late 19 th / early 20 th century and is finished in red brick. It is not located in a Conservation Area. It is divided into 3 self-contained flats. Recent pp has been granted as follows.							
Relevant History							
2011/2662/P Planning permission GRANTED 24/8/2011 for Alterations and extensions at roof level including extension of ridge line and associated increase in pitch of hip, dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roofslope all in connection with existing residential flat (Class C3).							
Relevant policies							
LDF Core Strategy CS5 Managing the impact of growth and development							
Development Policies Development Plan DP26 Managing the impact of development on occupiers and neighbours							

Assessment

Proposal: to discharge condition 3 which required screening to the approved roof terrace at the rear of the property, as follows;

'A 1.7 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the northern side of the roof terrace hereby approved prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.'

The roof terrace is therefore previously permitted and the screening has been requested to the northern elevation of the terrace, at 1.7m high, to prevent from the loss of privacy to habitable rooms at g/f Sherriff Road. There were no concerns of loss of privacy raised to the rear, as similar views would have been established between the properties on this side and therefore the screen has not been requested to the rear.

The applicant has submitted a drawing to show a 1.7m glazed opaque screen to the northern elevation of the roof terrace and a lower one to the rear. This is considered to comply with the requirements of the condition and complies with policy DP26.

Accordingly, it is recommended that the condition should be discharged. No other conditions requiring details to be submitted are outstanding.

Recommendation: Approve details

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