

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/02/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/01/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2011/6128/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16 Leighton Crescent London NW5 2QY				See 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>							
Creation of a rear inset roof terrace and widening of window opening at third floor level to existing flat (Class C3).							
<b>Recommendation(s):</b>		Grant					
<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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

A 4-storey mid terrace property situated on the west side of Leighton Crescent and west of the junction with Leighton Grove. The property is sub-divided into flats. The building is not listed and not located in a conservation area.

## Relevant History

2011/4550/P - Formation of roof terrace with glazed balustrade to existing flat (Class C3) – Withdrawn 08/11/11

## 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 (CPG) 2011

## Assessment

### Proposal

Planning permission is sought for create of a 3m inset roof terrace in the rear roof slope following the removal of the existing dormer.

The main issues to consider are:

- The impact on the character and appearance of the building
- Amenity of the neighbour residents and future occupiers

### Assessment

- There are no objections on design grounds to the loss of the existing dormer. The existing dormer is a modern design of no historic or architectural merit.
- The provision of a roof terrace at the property which currently has no private outdoor amenity space is welcomed in principle. The rear of the property and a view of the proposed roof terrace are only possible from a specific area of the cul-de-sac end of Falkland Road. There are no direct private views looking onto the rear of the property. The terrace parameters comply with Figure 7 contained in chapter 5 (Roof, terraces and balconies) of the CPG. The proposed alterations are not considered to harm the appearance of the host building due to its modest size and concealment.
- It is not considered that the use of the small terrace would cause significant noise disturbance to neighbouring residents, particularly as it would be well screened from its closest neighbours;
- The proposal is not considered to be harmful to the amenity of neighbouring occupiers with regard to its impact on sunlight, daylight, privacy and outlook.

Recommendation: Approve subject to conditions

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