

Delegated Report		Analysis sheet		Expiry Date:	02/03/2012	
		N/A		Consultation Expiry Date:	06/01/2012	
Officer			Application Number(s)			
Nicola Tulley			2012/0116/P			
Application Address			Drawing Numbers			
37 Priory Road LONDON NW6 4NN						
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details pursuant to condition 2 (glazing of roof) of planning permission dated 21/11/11 (ref: 2011/4870/P) for erection of a single storey conservatory to the rear of a basement flat (Class C3).						
Recommendation(s):		Approve details				
Application Type:		Approval of Details				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No public or internal consultation undertaken, application relates to discharge of conditions.					
CAAC/Local groups* comments: *Please Specify	Not applicable.					

Site Description

The subject site is a three storey semi-detached Italianate villa located on the east side of Priory Road. The surrounding area is predominately residential with similar semi-detached and detached villas.

The subject site is located in Priory Road conservation area and is noted as a positive contributor within the conservation area.

Relevant History

Full planning permission was granted, reference 2011/4870/P, for the erection of a single storey conservatory to the rear of a basement flat.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies

Core Policies

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

CPG1 Design

Conservation Guidance

Priory Road conservation area appraisal and management plan

Assessment

Planning permission was granted 21st November 2011 for the erection of a single storey conservatory to the rear of a basement flat, under planning reference 2011/4870. The following condition was attached to the decision notice to be discharged by the Local Planning Authority:

Details of the glazing to be used for the roof of the conservatory shall not be otherwise than as those be submitted to and approved by the Council prior to the erection of the conservatory, and such glazing shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable light pollution to neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Officers noted in the delegated report that due to the proposed height and sunken nature of the conservatory the structure would not unduly harm neighbouring amenity from loss of light or overlooking. However, it was noted that the proportion of glass could be detrimental in terms of light pollution but would be mitigated through the use of opaque glass which would reduce light transmission.

Amendments:

Provisionally, officers accepted with condition the installation of 'Ambi-Aqua' glass which has a light transmission of 32%. However, further detail submitted illustrated that the percentage of light transmission related to the proportion of light entering the conservatory and not the proportion of light reflected.

As such the applicant has confirmed, by email dated 3rd February 2012, the installation of 'Ambi-Satin' privacy glazing which has a U-value of 1.2 and 54% light transmission. Given the details provided the glass proposed would ensure that the impacts of light spillage are reduced.

Conclusion

The ambi-satin privacy glazing proposed is opaque and should mitigate the proportion of light spillage which is in accordance with Development Policy DP26 of Camden's Local Development Plan 2010.

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