

Delegated Report		Analysis sheet		Expiry Date:		01/02/2012	
		N/A / attached		Consultation Expiry Date:		02/01/2012	
Officer				Application Number(s)			
Fergus Freeney				2011/6002/P			
Application Address				Drawing Numbers			
30 ACHILLES ROAD LONDON NW6 1EA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey side infill extension with 2x roof lights and replacement of window and door with new glazed doors at ground floor level to dwelling house (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Letters sent to adjoining neighbours. One letter of support received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No statutory local groups.					

Site Description

The site is located on the west side of Achilles Road. It comprises a 3 storey mid terraced property.

The site is not listed and is not within a conservation area.

Relevant History

2005/3387/P - Erection of a full width dormer extension in the rear roofslope, plus three rooflights within the front roofslope, in connection with the conversion of the loft space into additional habitable accommodation for the single-family dwelling house. *Approved 04/10/2005*

Relevant policies

LDF Core Strategy and Development Policies

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 2011

Assessment

Proposal:

Permission is sought for the erection of a single storey side infill extension to the rear of the property.

Assessment:

The proposal is considered to be acceptable, it would be contained within the space adjacent to the existing rear side return extension; it would be modest in size – rising to a total height of approx 3m from the eaves at the boundary which are approx 2.1m in height. It would be constructed from brickwork to match the existing.

Given the design of the proposal it is not considered that there would be a detrimental impact on the amenity of adjoining occupiers in terms of loss of sunlight/daylight or sense of enclosure – the extension slopes down to the boundary minimising any impact it may have.

The proposal would see the bulk of the outdoor space retained with only the relatively unusual space at the side of the existing side return being built on – it is not considered that the loss of this space would be detrimental and an adequately sized outdoor space would be retained.

The proposed materials are considered to be acceptable, although aluminium framed sliding doors would replace timber framed windows it should be noted that the rear elevation cannot be seen from the public realm and the property is not within a conservation therefore it is considered that there would not be a loss of original features significant enough to warrant refusal.

Recommendation: Grant Planning Permission

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