

Delegated Report		Analysis sheet		Expiry Date:	02/02/2012	
		N/A / attached		Consultation Expiry Date:	12/01/12	
Officer			Application Number(s)			
John Nicholls			2011/6105/P			
Application Address			Drawing Numbers			
46 LADY SOMERSET ROAD LONDON NW5 1TU			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of a single storey infill rear extension to dwelling (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	03	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		None				
CAAC/Local groups* comments: <small>*Please Specify</small>		Not within a CA.				

Site Description

The existing property is an end of terrace 3 storey dwelling house with hipped roof. It is not within a conservation area.

Relevant History

8701139 - Rear addition at second-floor of existing extension to provide bedroom/bathroom – granted - 01/10/1987

9003264 - Change of use and works of conversion to provide 3 bedroom maisonette on the ground and first floors and a 1-bedroom flat on the second floor – granted - 18/09/1990

2010/2191/P - Erection of a hip-to-gable roof extension with 2 rooflights on front roof slope and erection of a rear dormer at existing single dwelling house (Class C3) – granted - 18/06/2010

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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal

The proposal is to erect an infill rear/side extension at ground floor level between the rear closet wing and the neighbouring boundary wall.

Design

The infill is 2.1m wide and 5.7m long. The height will be 2.4m at eaves level on the boundary and will slope up to 3.4m where it meets the building. A timber sliding sash window is proposed on the rear elevation and the back doors into the kitchen will be retained. Three roof lights are proposed for the sloping roof.

The materials will be conditioned to match existing materials and therefore the proposal is considered acceptable and complies with policy.

Amenity

No amenity issues are considered to occur as a result of the new roof lights.

Recommendation: Grant Planning Permission

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