

Delegated Report		Analysis sheet		Expiry Date:		28/12/2011	
		N/A / attached		Consultation Expiry Date:		09/12/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/1695/P			
Application Address				Drawing Numbers			
1st and Second floor Flat 16 Mill Lane London NW6 1NS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations at roof level to residential dwelling (Class C3), comprising the provision of a new door to the rear dormer window and balustrade to form a roof terrace.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 18/11/2011 – 09/12/2011 No comments received.					
CAAC/Local groups* comments: *Please Specify		No CAAC or statutory local groups.					

Site Description

The site is located on the south side of Mill Lane. It comprises a 4 storey mid terrace Victorian property which is subdivided into flats.

The property is not listed, nor is it within a conservation area.

Relevant History

No recent relevant applications.

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 creation of a roof terrace and associated balustrade to the rear at roof level, and the replacement of the roof covering.

The proposal has been amended to bring back the balustrade from the edge of the roof and to cover the roof with natural slate as opposed to artificial eternite slate.

Assessment:

The proposed terrace would measure approximately 2.5m in width x 1m in depth, it would be located within the roofslope in front of an existing dormer window and would be similar in appearance to that at the adjoining 14 Mill Lane.

Although not fully compliant with Camden Planning Guidance in that a roof apron of at least 1m would not remain, it is considered that the terrace would be acceptable in design terms given that there are roof-terraces at neighbouring properties on this part of the group of buildings and that it would not be visible from the public realm, furthermore it would not be overly visible from the rear of properties on Fordwych Road given the large gardens and mature vegetation which exists.

The proposed replacement roof covering with natural slate is considered to be acceptable and an improvement on the initial proposal to use artificial eternite slate, in order to ensure consistency with the host building and wider terrace a condition will be added requiring the slate to match the existing as closely as possible in appearance.

It is not considered that there would be a detrimental impact on the amenity of adjoining occupiers, the proposed terrace is modest in size and located at high level, given that there is an existing dormer it is not considered that the potential to overlook the gardens below would significantly increase. Given the layout of the building it would not be possible to overlook habitable rooms of adjoining neighbours.

Recommendation: Grant Planning Permission

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