

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		15/01/2010	
		N/A / attached		Consultation Expiry Date:		23/12/09	
Officer				Application Number(s)			
Katrina Christoforou				2009/5470/P			
Application Address				Drawing Numbers			
12 Rochester Road London NW1 9LH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of balustrade and staircase to create rear balcony at first floor level to residential dwelling.							
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	09	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on the 02/12/09. One neighbour from adjoining number 11 objected to the proposals as summarised below: - Object to further changes as a result of the building work done over the last year. - The enormous structure erected in the rear garden is not in keeping with the original building. - Fear the balustrade will follow the vulgar styling of recent developments. - The balcony would be adjacent to the neighbouring bedroom and could affect privacy. - Possible noise nuisance from the balcony.					
CAAC/Local groups* comments: *Please Specify		Rochester CAAC were consulted on the application and did not respond.					

Site Description

The four storey mid-terrace single family dwelling house is located on the north east side of Rochester Road. The site is within the Rochester Conservation Area.

Relevant History

There is no history which is directly relates to the application but plans associated with application 8903731 (for the erection of an additional storey at roof level to provide additional accommodation) submitted on the 20/11/1989 and subsequently withdrawn show the previously existing balcony.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Camden Planning Guidance 2006

Assessment

The proposal is for the erection of a stainless steel and glass free standing balcony at upper ground floor level with balcony with laminated glass floor and 1.1m high balustrade. A glass staircase would be added beside the boundary wall with number 11 to provide access from the balcony to the rear garden of the residential dwelling house. The balcony would be approximately 2m deep and the staircase would extend a further 2.2m into the garden. The design and access statement explains that the additions are a replacement for earlier structures that were removed due to their unsafe condition.

The property is a typical traditional Victorian four storey dwelling. Whilst modern materials are proposed the balcony would clearly be a new addition to the property and it is not considered that the structure would conflict with the traditional character of the property. The balcony is located at the lower levels to the rear of the property and would not be visible from the public realm. There are examples of Juliette balconies and alterations at upper ground floor level to the rear of the neighbouring properties. It is therefore considered that the additions would not have a significant impact on the overall appearance of the host property and do not detract from its character and appearance or that of the conservation area. The fact that there was a balcony in place previously also has to be given some weight, even though it has now been removed. The proposals are therefore considered to be in line with policies B1, B3 and B7.

Amenity

Height of the boundary, with number 11 immediately beside the balcony is fairly high whilst that adjoining number 13 is lower. There would be the opportunity for views into immediately neighbouring windows from the terrace. However, it is considered that this can be remedied with the erection of a privacy screen at each end of the balcony. It is not considered that a 1.8m screen if sensitively designed would impact upon the character and appearance of the property or affect outlook or light to the neighbouring windows to any significant degree. It is therefore recommended that a condition be attached to any permission requiring the submission of details of a 1.8m high privacy screen to be attached to each end of the balcony by the Council and that the approved screens are erected prior to the commencement of use of the balcony in accordance with policy SD6.

Note on the consultation responses

The objection refers to a structure in the rear garden; this appears to relate to a store that has been erected which is not part of this application.

Recommendation:

Grant planning permission.

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