

Delegated Report		Analysis sheet		Expiry Date:		22/01/2010	
		N/A / attached		Consultation Expiry Date:		28/12/2009	
Officer				Application Number(s)			
Hugh Miller				2009/5217/P			
Application Address				Drawing Numbers			
31 Willes Road London NW5 3DT				Location Plan; WR/RF/02; WR/RF/04; WR/RF/05; WR/RF/06;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of six stainless steel planter boxes installed on roof of existing two storey rear extension to existing dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	02	No. of objections	00
				No. electronic	02		
Summary of consultation responses:		Site Notice displayed 8/12/2009, expires 29/12/2009. No response. <u>2 Letters of Support:</u> 20 Willes Road: The planter boxes and the plants in them are very attractive features and should be retained. They enhance the surrounding area and do not cause any problem or difficulty to any neighbours. They are a positive benefit to this part of Inkerman Road between Willes Road and Grafton Road. 27 Willes Road: The planter boxes improve the appearance of the street especially as it is a corner house.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Inkerman C.A. No CAAC.					

Site Description

End of terrace part 2-storey part 3-storey single family dwellinghouse and situated at the intersection of Willes Road and Inkerman Road. The property is within the Inkerman Conservation Area. The building is not listed.

Relevant History

September 2003, pp granted for erection of a ground floor extension infilling the side return, partial demolition of existing rear extension and the erection and excavation of a new 1 1/2 storey rear extension, installation of new windows in the side elevation and installation of new front boundary railings; ref. 2003/0289/P.

Withdrawn March 2003, Partial demolition of existing mono pitch extension including elevation at ground level and erection of single storey infill mono pitch extension and formation of roof terrace at rear 1st floor and glazed balustrades and extension at existing roof, additions at front and rear and provision of new windows to flank wall, ref. PEX0300021.

Relevant policies

RUDP 2006

SD6 - Amenity for occupiers & neighbours
B1-General design principles.
B3-Alterations & extensions
B7-Conservation areas.

CPG 2006

Inkerman Conservation Area Statement

Assessment

Preamble

Planning permission was granted in September 2003, for “*erection of a ground floor extension infilling the side return, partial demolition of existing rear extension and the erection and excavation of a new 1 1/2 storey rear extension, installation of new windows in the side elevation and installation of new front boundary railings*”.

The approved drawings do not show balustrade, access door or roof terrace other than a flat roof surface.

In May 2009, the Council received complaint from a local resident about the possible unauthorised roof terrace at the host building.

On 25 September 2009, the Council's Enforcement Officer contacted the owner/ occupier of the application premises regarding possible breach of planning control and suggested that planning application be submitted to regularise this or the balustrade be removed.

The present owner states that the approved scheme of September 2003 was implemented in 2004 and 2005. The roof terrace is accessed via a door on the east elevation of the rear closet wing. Notwithstanding, it would appear that the roof terrace was immune from enforcement action because the property is a single family dwellinghouse and the works existed for over 4 years.

Following from the site visit, the enforcement officer noticed six planter boxes erected behind the parapet of the flank wall of the rear 2-storey closet wing. As there was no planning approval for these structures the owner was advised that planning permission was required. The planter boxes are the subject of this planning application.

Design

The flank wall to the 2-storey rear closet wing measures approx.4.0m height x 4.0m length. On the south elevation, the flank wall abuts a single storey garage extension comprising matching yellow bricks to the host property.

Set directly behind the raised parapet on the flat roof surface are six stainless steel planter boxes; four fronting Inkerman Road (west elevation) and two at the rear (south elevation) parapet. The planter boxes have dimensions of 420mm x 750mm each and together they increase the height of the flank wall from 4.0m to 4.7m approx. from the pavement level.

There is a clear demarcation between the roof parapet and the planter boxes as erected. Together they provide contrasting materials, with a lightweight appearance in both long and short views which is considered to not harm the appearance of the host building or the area generally. The planter boxes provide a contemporary design solution in terms of defining an informal amenity space without the need to alter the structure of the host building. The planter boxes are considered to be a minor alteration in this setting and are subordinate to the overall bulk and appearance of the host building and overall terrace of which it forms part. They would not be detrimental to the character and appearance of this Victorian end of terrace building or the visual amenity of the surrounding area, nor would they harm the character and appearance of the Inkerman Conservation Area.

The proposed is in compliance with policies B1, B3 and B7.

Neighbour amenity

The planter boxes would not raise any additional amenity issues and is satisfactory. The proposal accords with policy SD6.

Recommendation: Grant planning permission.

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