

Delegated Report		Analysis sheet		Expiry Date:		01/01/2010							
		N/A		Consultation Expiry Date:		09/12/2009							
Officer				Application Number(s)									
Bethany Arbery				2009/4947/P									
Application Address				Drawing Numbers									
Flat 2, 9 Langland Gardens, London, NW3 6QD				Refer to draft decision notice.									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Installation of rooflight on rear first floor level flat roof and repositioning of sliding doors to recessed balcony at rear ground floor level all in connection with existing ground floor level flat (Class C3).													
Recommendation(s):		Grant conditional permission.											
Application Type:		Full Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		05		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		A site notice was displayed from 18/11/09 to 09/12/09.											
		Adjoining owners/occupiers No reply to ate.											
CAAC comments:		Redington/Frogna CAAC No objection.											

Site Description

Langland Gardens runs north south between Frognal Lane and Finchley Road. The application site is 9 Langland Gardens which is located on the west side of the street. The building is one half of a semi-detached pair which comprises basement, ground and three upper floors. The building is in Class C3 residential use, this application relates to Flat 2 which is located at ground floor level. The building is not listed, but is located within the Redington and Frognal Conservation Area

Relevant History

No relevant planning history.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan 2006

- S1/S2 Sustainable Development
- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions
- B7 Conservation areas

Camden Planning Guidance 2006

Redington and Frognal Conservation Area Statement

Assessment

Planning permission is sought for the installation of a rooflight on the rear first floor level flat roof to provide additional light to the ground floor level kitchen. It is also proposed to reposition the sliding doors between the living room and the rear ground floor level recessed rear balcony, increasing the size of recessed balcony and reducing the size of the living room.

The proposed works raise design and amenity issues which require consideration.

Design

The proposed rooflight is to be located on a flat roof at rear first floor level. It will project 250mm above the height of the roof, however, views of it are obscured by the brick parapet wall which is 600mm in height. The proposal includes repositioning the sliding doors at rear ground floor level. The doors are already set within a recessed balcony; they are 1.9m behind the main ground floor level rear building line. The proposal is to reposition them an additional 700mm further back. The proposed detailed design and material remains the same. The rear elevation of the building has already been significantly altered and the proposed relocation of the doors will be barely visible in views of the building from the rear. The proposed works are not considered to harm the character and appearance of the building or the conservation area and are in accordance with Policy B1, B3 and B7 of the Unitary Development Plan (2006) and the advice in Camden Planning Guidance (2006).

Amenity

The proposed rooflight does not allow views into habitable windows belonging to neighbouring properties. Given the scale of the rooflight the extent of light spillage upwards is likely to be minimal and furthermore neighbouring windows at rear first floor level do not face directly onto it. The repositioning of the sliding doors will allow a small increase in the extent of the rear ground floor level balcony. However, as the increased space is taken from an existing internal space the balcony is no closer to any neighbouring windows and would not result in an increase in overlooking. The proposed works are considered to be in accordance with policy SD6 of the Unitary Development Plan (2006) and the advice in Camden Planning Guidance (2006).

Recommendation: Grant conditional permission.

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