

DISCLAIMER

Decision route to be decided by nominated members on Monday 05th October 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	06/10/2009
		N/A / attached	Consultation Expiry Date:	09/09/2009
Officer			Application Number(s)	
Hannah Parker			2009/3485/P	
Application Address			Drawing Numbers	
22 Dennington Park Road London NW6 1BA			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an inset rear roof terrace in the rear roof slope and installation of 4 roof lights to front and rear roof slope to the maisonette (Class C3).				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	41	No. of responses	03	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>Objections were received from the other occupiers of the building.</p> <ul style="list-style-type: none">• Compromise the structural integrity of the building• Detrimental to the architecture of the block and the surrounding building• Upset the uniformity• Loss of privacy into the back garden and properties on Inglewood Road and Dennington Park Road• Strain the proposal will have on the host building• Structural survey in February 2005 showed weakness and movement in the structure• A request construction details• What insurance is there to protect the leaseholders• Request an extension of the consultation period• Noise and light spillage• No examples of roof terraces• A precedent will be set <p>Council response: see assessment</p>					
CAAC/Local groups* comments: *Please Specify	No responses to date Not in a conservation area					

Site Description

The application refers to a 4 storey terraced house which is sub divided into 3 flats on the northern side of Dennington Park Road. The site is not located in a conservation area.

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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

Camden Replacement Unitary Development Plan 2006

B1 – General Design Principles

B3 - Alterations and extensions

SD6 - Neighbourhood amenity

Camden Planning Guidance 2006

Assessment

The proposal is for the creation of an inset terrace with 2 rooflights on the rear elevation and 2 rooflights on the front elevation.

Main Considerations

- Impact on host building
- Neighbourhood Amenity
- Other Issues

Impact on host building and the conservation area

The inset terrace and corresponding windows are located within the rear roof slope. The proportions and spacing of the inset terrace within the roof slope, broadly comply with Camden's guidance. The inset terrace cannot be seen from the public realm. It has been aligned to complement the window pattern below. The inset terrace is considered to respect the site and surroundings and is not considered to adversely harm the character and appearance of the host building and the surrounding area.

The introduction of the roof lights on the front and rear elevation (2 on the rear elevation, 2 on the front elevation and the replacement of existing roof light on the front elevation) are considered acceptable. All the roof lights will be conservation style lying flush with the roof slope minimising the impact on the host building and the surrounding area.

The works are considered to be compliant to policies B1 and B3 of the London Borough of Camden Unitary Development Plan.

Neighbourhood amenity

Due to the position of the inset roof terrace within the roof slope and the fact that neither of the properties on either side have windows or terraces at roof level any possible overlooking into the adjoining properties at roof level is not considered harmful.

The properties which face the development directly lie on Inglewood road. There are two gardens between these properties and at a distance of approximately 24m from the roof slope on which the inset terrace is proposed to the closest property opposite any overlooking is not considered significantly harmful.

The loss of privacy inside the garden itself is not considered to be significantly more harmful than the views which are already visible from the upper floors.

The rooflights are not considered to raise any significant issues regarding amenity.

Other Issues

The objection regarding noise is acknowledged, however, there is no reason to presume that the occupiers of this property will be making excessive noise on the terrace. Regarding the light spillage it is not considered that the inset terrace and roof lights will produce significant light pollution.

The objections regarding the structural stability of the building are acknowledged. All works will be subject to

building control.

A further objection was received which included the request for an extension of consultation period. The applications 3 week consultation deadline was 09/09/2009. Objections received after that date would still have been counted.

The objections regarding that there are no other roof terraces in the vicinity and that a precedent would be set, are again acknowledged. Each planning application is assessed on its individual merits.

The development is not large enough for the Council to request a construction management plan and the issues surrounding insurance is not a planning consideration.

Recommendation Grant Permission