

Delegated Report		Analysis sheet		Expiry Date:		19/05/2009	
				Consultation Expiry Date:		29/04/2009	
Officer				Application Number(s)			
Jenny Fisher				2009/1066/P			
Application Address				Drawing Numbers			
27 Kylemore Road London NW6 2PS				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension (to replace existing) with roof terrace above to dwelling house.							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A response has been received from the occupant of No. 25A Kylemore Road who has ticked the "no comment" box.					
CAAC/Local groups* comments: *Please Specify							

Site Description

A single family dwelling comprising ground, first and second floors. It is located on the east side of Kylemore Road.

Relevant History

11/04/2000 (PWX0002215) Certificate of lawfulness issued.

Development permitted by Class A Part 1 Schedule 2 of

The Town & Country Planning (General Permitted Development) Order 1995 (as amended).

Erection of single storey extension at ground floor level.

17 Kylemore

11/03/1994 (9301628) Provision of roof terrace on rear extension including erection of raised parapet wall and 1.7m high obscured glazed screen facing No 15.

29 Kylemore

13/01/1988 (8702958) Change of use and works of conversion to form two self-contained flats and a self-contained maisonette including the erection of a single storey rear extension at basement level the formation of a roof terrace at rear ground floor level and other minor alterations.

Condition 3

The screen to the roof terrace shown on the drawings hereby approved shall be provided and maintained at all times.

Relevant policies

Replacement UDP: S1/S2; SD6; B1; B3

Camden Planning Guidance: extensions; overlooking; roofs and terraces

Assessment

Proposed

The demolition of an existing single storey rear extension in a rather dilapidated state with a new single storey rear extension.

The replacement would occupy the same footprint as existing. The height of the extension would be as existing. To the side (facing boundary with No. 29) four glazed panels would be replaced with a window in the upper section, a small part of which would be openable. The lower section would be rendered, painted white. The existing four panelled glazed rear elevation would be replaced with timber framed sliding doors.

The two velux windows in the existing extension roof would be replaced with a single roof light (1m. (w) x 2.8m. (l)) along one side set back 0.3m. from side edge of the roof.

The extension would have a flat roof that would be used as a terrace. Currently at first floor level there are french windows with a metal balustrade in front. Proposed is the enclosure of the whole of the roof with a metal balustrade. To one side (adjacent to No. 29) an obscure glazed screen would be installed. On the other side of the proposed terrace (adjacent to No. 25) would comprise a tightly woven metal mesh that would be planted. Both would be 1.7m. (height).

The main issues for consideration in this case are visual impact and the amenity of adjoining occupiers.

Visual Impact

The extension would be no larger than existing, it would remain subservient to the original building. Given the poor condition of the existing structure, the proposed extension is considered a visual improvement. The proposed screens due to the location, size and materials are acceptable in terms of their overall impact on the appearance of the rear elevation of the building.

Amenity

There is a 4m. gap between the edge of the roof of the extension proposed and that of No. 29. In order to ensure the privacy of the occupants of No. 29 is protected an obscure glazed screen will be installed along the edge of the roof facing the neighbouring premises.

To the other side of the proposed terrace a tightly woven metal mesh screen would be installed to protect the amenities of occupants of No. 25. The applicant proposes covering the screen with planting. The mesh would not allow views through, the planting would be added to improve the appearance of the screen.

A condition is recommended to ensure that the proposed screens are installed before the roof is used as a terrace.

Windows in the flank wall of the proposed conservatory would face the fence that forms the boundary between neighbouring properties. The rear edge of the terrace would be 20m. from the rear of the building that backs onto the site (No. 3 Gladys Rd.).

It is noted that an obscure glazed screen to one side of a first floor terrace has been approved for Nos. 17 and 29. Although both permissions were some time ago, Council policy to ensure that the privacy of adjoining occupiers is protected was the same then as it is now.

It is considered that the appearance of the building would be improved and amenities of adjoining occupiers would not be harmed.

Recommend approval with condition to ensure obscure glazed screen is retained.

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