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|--|----------------------------|--|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b><br><br><b>(Members Briefing)</b>   |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b>              |    | 08/10/2007        |    |
|  |                            | N/A / attached   |                                     | <b>Consultation Expiry Date:</b> |    | 01/10/2007        |    |
| <b>Officer</b>   |                            |  |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Carlos Martin  |                            |  |                                     | 2007/4077/P                      |    |                   |    |
| <b>Application Address</b>   |                            |  |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| 24 Woodsome Road<br>London<br>NW5 1RY  |                            |  |                                     | Refer to Draft Decision Notice   |    |                   |    |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |                                  |    |                   |    |
|  |                            |  |                                     |                                  |    |                   |    |
| <b>Proposal(s)</b>   |                            |  |                                     |                                  |    |                   |    |
| Erection of a new conservatory at rear ground floor following the removal of the existing extension and demolition of existing roof terrace at first floor level of single-dwelling house. |                            |  |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>  |                            | Grant planning permission  |                                     |                                  |    |                   |    |
| <b>Application Type:</b>   |                            | Full planning permission   |                                     |                                  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>  |                            | Refer to Draft Decision Notice   |                                     |                                  |    |                   |    |
| <b>Informatives:</b>   |                            |  |                                     |                                  |    |                   |    |
| <b>Consultations</b>   |                            |  |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>  |                            | No. notified   | 16                                  | No. of responses                 | 00 | No. of objections | 00 |
| <b>Summary of consultation responses:</b>  |                            | None   |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>  |                            | Dartmouth Park CAAC: Objection to first floor level extension.<br>No objection to alterations at ground floor level.<br><br><u>Officer's comment:</u> The proposal has been amended and the originally proposed extension at first floor level has been replaced by the demolition of the existing roof terrace and the installation of a new sash window to replace the existing rear door to access the terrace. |                                     |                                  |    |                   |    |

## Site Description

The application site relates to a three-storey mid-terrace house located on the north side of Woodsome Road, within Dartmouth Park Conservation Area. Similar properties adjoin at either side.

The property dates from 1870/80s and has been identified in the Dartmouth Park Conservation Area Statement as a building that makes a positive contribution to the conservation area.

## Relevant History

1996: PP and CAC granted for the demolition of a rear extension and the erection of a single storey rear extension.

## Relevant policies

UDP (2006): SD6; B1; B3 & B7.

Camden Planning Guidance.

Dartmouth Park Conservation Area Statement.

## Assessment

Planning permission is sought for the erection of a rear conservatory at ground floor involving the demolition of the existing roof terrace at first floor level of a single-family dwelling house within a conservation area.

The proposed conservatory would replace the existing and would extend an additional 0.35m into the garden to match the depth of the existing back-addition. The rear of the back-addition would feature a set of folding doors that would also form the rear façade of the proposed conservatory. At first floor level, the existing roof terrace would be replaced by the glazed roof of the proposed conservatory and a sash window would replace the doors that currently provide access to the terrace.

The proposal has been amended in response to the objection received and the original terrace enclosure has now been replaced by the demolition of the roof terrace and the installation of a new sash window at first floor level.

No. 24, as most properties in Woodsome Road, has been identified as a building that makes a positive contribution to the Dartmouth Road Conservation Area. However, the rear of this property has been substantially altered in the past and it is considered that the proposed alterations would not further harm the character and appearance of the building or this part of the conservation area. At ground floor level, the proposed conservatory would replace an existing conservatory while the windows of the back-addition that would be replaced by folding doors do not appear to be original. The installation of full width folding doors is not ideal. However, this could be carried out under "permitted development" and therefore is considered acceptable.

The roof terrace at first floor level does not appear to be an original feature of the house either and its replacement by a sash window is viewed favourably. The proposed sash window would match the window immediately above, giving the rear of the house a more congruous appearance above ground floor level. As the materials of the proposed window have not been specified by the applicant a condition is necessary to enhance the appearance of the building and the area.

A side window in the back addition would be replaced by a smaller size window to make way to the roof of the conservatory. However, as this window is not easily visible it is considered acceptable.

The roof of the conservatory would be higher than average. However, the roof would slope down to wards the rear to a reasonable height and should not have any adverse effect on neighbours. The proposed alterations would sit between the two-storey back-additions of no. 24 and 22, and therefore, it would not result in any loss of amenity to neighbouring properties.

Recommendation: Grant planning permission.