

Delegated Report Members Briefing		Analysis sheet		Expiry Date:		23/04/2007	
		N/A / attached		Consultation Expiry Date:		11.5.07	
Officer				Application Number(s)			
Miss Kiran Chauhan				2007/0435/P			
Application Address				Drawing Numbers			
7 Regal Lane London NW1 7TH				See decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extensions to create a conservatory and a study and creation of a roof terrace above the new study to single storey dwelling house (C3).							
Recommendation(s):		Grant.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	21	No. of responses	02	No. of objections	01	
			No. electronic	02			
Summary of consultation responses:		1 letter of no objection from 5 Regal Lane. 1 letter from 15c Gloucester Avenue objecting on grounds that the proposal will impact on the amount of daylight entering our property and will overlook our sitting room, main bedroom and communal gardens. Also object on disruption from building works. <i>Response: See report. Objection on grounds of building work disruption is a non material planning objection.</i>					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC: No objection.					

Site Description

Two storey terraced house on the north side of Regal Lane which is a private road accessed from Gloucester Avenue. The rear of the site is accessed from a small path that runs alongside No. 3 Regal Lane. Site lies within the Primrose Hill Conservation Area.

Relevant History

None at application site.

At 4 Regal Lane

29.5.01 – PP granted for the erection of a single storey rear conservatory and single storey rear kitchen extensions, together with the formation of a doorway at first floor level to give access to a roof terrace. Ref: PEX0100209.

Relevant policies

SD6, B1, B3, B7
Primrose Hill CAS
Camden Planning Guidance

Assessment

The proposal is for the erection of two rear extensions plus the erection of roof terrace on top.

The main issues are the impact of the extensions on the appearance of the building and the character and appearance of the CA and the impact on residential amenity.

Impact on building and CA

Rear extensions: Two rear extensions are proposed, one as a conservatory and one as a study. These extensions are small in scale and will not be visible externally as they will be located behind the rear boundary wall. Materials to be used are predominantly glass which is acceptable. The extensions will retain a ground floor patio area and the roof of the study will be used as a roof terrace so the amount of amenity space is not substantially reduced. No. 4 Regal Lane has also obtained permission for very similar works.

Terrace: a terrace is proposed on top of the study and this will be enclosed by a handrail and a trellis. Similar terraces exist at No. 5 and 8 and so this aspect of the proposal is acceptable and causes no harm to the appearance of the building nor CA. The access onto this terrace is via a new door which will replace a long window – this is also acceptable.

Impact on residential amenity

The rear extensions will be contained within side boundary walls so they will not result in any loss of light to adjoining premises. The terraced area at first floor level will be screened by a 1.8m terrace to the side adjoining No. 6 to prevent against loss of privacy. The rear of the terrace will be enclosed by a 1.6m trellis. Concern has been raised that this terrace could lead to overlooking of the garden to the rear of the site at 15 Gloucester Avenue. However, there is a pathway to the immediate rear of the site and then a bin storage area for these houses. There is also significant tree cover to the rear and this will prevent against overlooking of that rear garden. The height of the screen, at 1.6m also provides additional protection. For these same reasons the proposal will not give rise to any overlooking to the habitable rooms of properties at the rear of the site. These properties are around 17m away.

Recommendation: Grant.