

Delegated Report		Analysis sheet		Expiry Date:		23/03/2007	
		N/A		Consultation Expiry Date:		27/02/2007	
Officer				Application Number(s)			
John Carter				2007/0401/P			
Application Address				Drawing Numbers			
175 Leighton Road London NW5 2RD				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension with dormer windows to the front of single family dwellinghouse (C3).							
Recommendation(s):		Grant Planning Permission					
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:		<p>One comment received: We have no objections to this application on the condition that we be granted access to the applicants garden/property in order to inspect the rear wall of our building.</p> <p><u>Officers</u> Access to the property is not a planning consideration and could not be a condition for not objecting to a planning application.</p>					
CAAC/Local groups* comments: *Please Specify		The site is not located within a conservation area.					

Site Description

The site contains a two storey terraced dwelling with basement accommodation below. There are two existing single storey rear extensions at the rear of the property. The site is not located in a conservation area.

Relevant History

13023 - Erection of an additional storey at roof level at 173-175 Leighton Road N.W.5 – Conditional

2006/5464/P - Demolition of existing rear extension and erection of a conservatory and loft extension with the installation of two dormer windows to the front of single family dwellinghouse – Refused for the following reasons:

- The proposed rear extension, by reason of its size, form, bulk and scale would detract from the appearance of the host building and the character and appearance of the surrounding area, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.
- The proposed glazed roof of the rear extension as detailed, by reason of its proposed use, size and location at the rear of this residential terrace would result in a potential light nuisance to No. 173 adjoining, contrary to policy SD6 (Amenity for Occupiers and Neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.

2007/0993/P - Certificate of lawfulness for the proposed erection of a conservatory at rear of single family dwellinghouse (C3) – Currently under consideration

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Roofs and terraces

Light

Assessment

The applicant proposes to construct a roof extension to the single family dwelling.

The proposed roof extension extends 2.6m from the existing roof height and is to be constructed in slate. Two dormer windows are proposed at the front of the dwelling and the butterfly parapet is to be retained at the rear with the creation of a terrace with double glazed sliding doors to the rear of the new roof extension.

The design of the roof extension is considered to be acceptable. It is consistent in height and general design with other roof extensions in the terrace and would not adversely affect the character of the surrounding area. The new roof terrace is not considered to adversely affect the level of residential amenity enjoyed by the surrounding residential dwellings in any way. Overall the roof extension is considered to be acceptable.

It is recommended that planning permission be **granted**.

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