

Delegated Report		Analysis sheet		Expiry Date:		18/12/2006	
		N/A		Consultation Expiry Date:		24/11/2006	
Officer				Application Number(s)			
John Carter				2006/4803/P			
Application Address				Drawing Numbers			
2 Ivor Street London NW1 9PL				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of solar panels and rooflight/access hatch to single family dwelling house (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	00	No. of objections	00
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		Jefferies Street Conservation Area Advisory Committee No response received					

Site Description

No.2 Ivor Street is a three-storey dwelling, with an existing mansard roof extension located on the northern side of Ivor Street. This site forms part of the Jeffery's Street Conservation Area. There is a range of roof heights and treatments in the surrounding area.

Relevant History

2005/2301/P - Erection of an additional floor at roof level and the erection of a rear extension at second floor level over part of existing terrace - **Granted**

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.

Replacement Unitary Development Plan

SD6 – Amenity for occupiers and neighbours

SD9 – Energy and Resources

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

Supplementary Planning Guidance

Alterations & extensions, section 2.7

Roofs and terraces, section 2.8

Jeffrey's Street Conservation Area Statement

Assessment

The applicant proposes to construct a solar panel on the roof of the dwelling house, with an associated access hatch.

The Council seeks developments that conserve energy and resources through renewable energy use. This however must be balanced against the need to ensure design quality and residential amenity.

The proposed development will not be visible from the public realm, nor will it be contrary to the character and appearance of the conservation area and in design terms the proposal is considered to be acceptable.

It is not considered that the proposed solar panel and access hatch will have any adverse effects on the level of residential amenity currently enjoyed by the surrounding dwellings.

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

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