

Delegated Report		Analysis sheet		Expiry Date:		07/09/2006							
		N/A / attached		Consultation Expiry Date:		7/8/06							
Officer				Application Number(s)									
Miss Kiran Chauhan				2006/3135/P									
Application Address				Drawing Numbers									
7 Old Dairy Mews adj to 275 Kentish Town Road London NW5 2JW				See decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature		Date:					
Proposal(s)													
Erection of a conservatory at rear ground floor level of single family dwelling house.													
Recommendation(s):		Grant											
Application Type:		Full Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		02		No. of responses		00		No. of objections		00	
Summary of consultation responses:													
CAAC/Local groups* comments: *Please Specify		N/A.											

Site Description

A 3 storey modern semi-detached house in a mews style development accessed via a large metal gate on the west side of Kentish Town Road. The property does not lie in a conservation area and is not listed.

Relevant History

1996 – PP granted for the redevelopment of the site (277 Kentish Town Road) to provide 9 dwelling houses with private open space and parking. This is the consent under which the building was built. PD rights were removed by condition.

Relevant policies

RUDP: SD6, B1, B3
SPG advice

Assessment

The proposal is seeking permission to erect a conservatory at rear ground floor level to the dwellinghouse.

The conservatory is the full width of the dwellinghouse and is upvc framed which is regrettable. However, the conservatory will not be visible from the public realm and will only be seen by the property next door and from the upper floors of a small number of properties on Holmes Road. Furthermore, the first floor of the building already features upvc framed windows. The conservatory does not dominate the appearance of the building and the extent of glazing used ensures that it does not appear overly bulky nor heavy. The conservatory will cover a third of the rear garden of the property (a hard paved patio area), and for this reason it does not materially harm the amount of garden amenity space on offer.

The property does not raise any amenity issues in terms of loss of light, privacy, outlook or light pollution on account of the approx 1.8m boundary screening to the side facing the neighbour at No. 8.

Recommendation: Grant.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613