

Delegated Report		Analysis sheet		Expiry Date:		23/08/2006	
		N/A / attached		Consultation Expiry Date:		04/08/2006	
Officer				Application Number(s)			
Grant Leggett				2006/3005/P			
Application Address				Drawing Numbers			
47A Chetwynd Road London NW5 1BX				Site Location Plan P 01; P 02; P 03; P 04; P 05; P 06			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Extension to infill the courtyard enclosed by the existing single-storey extension at the rear of the dwelling (Class C3), and installation of a rooflight to the extension.							
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	09	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses.					
CAAC/Local groups' comments:		Dartmouth Park CAAC. Response dated 28/07/2006. Comment. <ul style="list-style-type: none"> No objection to infilling of courtyard. Concerned about possible nuisance from escaping from the skylight during darkness and would wish a condition to be imposed requiring the provision and use of blinds or shutters to prevent this. Response: <i>It is not considered the light from the rooflight would cause any significant nuisance effect. The obscure glazing required by condition would also diffuse the light.</i>					

Site Description

The application relates to a three-storey mid-terrace building situated on the north side of Chetwynd Road. The building is divided into two residential flats (Class C3).

The site is within the Dartmouth Park Conservation Area.

Relevant History

June 1985: Planning permission **granted** for change of use including works of conversion into two self-contained dwelling units together with associated works.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas

Assessment

Permission is sought to infill the existing rear extension to the ground floor flat which was erected leaving a small internal courtyard. The existing external walls would be removed and the adjoining rooms opened out to create a single internal space. A rooflight would be added to the existing rear extension.

The alterations are acceptable. The infilling of the courtyard constitutes an extension on the basis that it creates additional floorspace but it would not increase the footprint or building envelope of the building. The external alterations would have a minimal discernible effect on the appearance of the building or the character and appearance of the conservation area.

The proposed rooflight would also have only a very minor effect on the appearance of the building and the character and appearance of the conservation area. The rooflight would only project 200mm from the existing roof and would not be visible from ground level.

None of the alterations would be visible in the public realm.

The development would not cause any unreasonable adverse effects on the residential amenity of any neighbour. The only additional external bulk provided is from the installation of the rooflight which has a minimal projection from the existing roof. No adverse effects on daylight, sunlight, outlook or sense of enclosure would occur. The potential for lightspill from the rooflight to significantly affect neighbour amenity is not considered to be significant. However it should be formed from obscured glass to prevent overlooking from the flat above.

Recommendation

Planning permission should be **granted** subject to conditions.

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