

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Charlie Rose				2006/3264/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40 Twisden Road London NW5 1DN				Refer to Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Approval of sample slate tile pursuant to condition 2 of planning permission dated 28 June 2005 (ref:2005/1823/P) (for the installation of five rear rooflights and one to the front roofslope and construction of a conservatory-style extension to the rear at ground floor level).							
<b>Recommendation(s):</b>		Approve Details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

### Site Description

The application site is located south eastern side of Twisden Road and comprises a two-storey mid terrace property with an existing two-storey rear projection. The property is a single-family dwelling. The surrounding area is residential in character with Twisden Road characterised by similarly designed terraced houses. To the rear of the property is the York Rise Estate comprising of a number of large apartment blocks.

The site is located within the Dartmouth Park Conservation Area.

### Relevant History

22/03/2005 Planning permission was REFUSED - for the installation of two dormer windows to the rear roofslope, three rooflights to the front roofslope and construction of a conservatory-style extension to the rear at ground floor level. The reason for refusal stated that the rear dormers and proliferation of front roof lights were detrimental to the character and appearance of the surrounding area. (2005/0101/P)

28/06/2005 Planning permission GRANTED - Installation of five rear rooflights and one to the front roofslope and construction of a conservatory-style extension to the rear at ground floor level. (2005/1823/P)

### 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.

Policies B1 and B7 of LBC replacement UDP June 2006

## Assessment

Approval of details is sought for the discharge of condition 2 (slate sample) pursuant to planning permission granted on the 28<sup>th</sup> June 2006 (ref: 2005/1823/P).

The sample will be judged in its ability to preserve and enhance the character and appearance of the property and the surrounding conservation area.

The existing roof is covered with concrete tiles consequently any natural slate would enhance the appearance of the building in this instance.

The proposed Dequesa slate sample is sourced from Spain following requests by the Council to source a more sustainable equivalent to Chinese slate. The natural Spanish slate is considered to be a suitable match in terms of geological age, colour and texture to the traditional Welsh slate used in the area. The proposal complies with policies B1 and B7 of the LBC replacement UDP (June 2006) and would not harm the character and appearance of the building or Conservation Area and is therefore considered acceptable.

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