

Delegated Report		Analysis sheet		Expiry Date:		17/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3299/P			
Application Address				Drawing Numbers			
67 Agincourt Road London NW3 2PA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of asphalt roof to existing ground floor rear extension with new glazed roof.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The application was advertised in Ham and High on 05/06/2014 and a site notice was erected on 04/06/2014. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC- no comments received.					

Site Description

The subject site is located on the north side of Agincourt Road, near the intersection with Lisburne Road. The property is a three storey brick terraced house, which is not listed, but lies within the Mansfield conservation area.

Relevant History

None.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 Design

Mansfield Conservation Area Appraisal and Management Strategy December 2008

Assessment

Proposal

Planning permission is sought for the replacement of an asphalt roof with a glazed roof in form of a raised glass box. The dimensions of the glass box are 3m width, 1.4m height and 7.6m depth, the box will sit above an existing side infill extension. The glass box will be slightly higher than the boundary wall for part of the wall, which is stepped.

Assessment

The main considerations in relation to the proposal are the design and impact on the conservation area and the impact on neighbours' amenity.

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

The proposed glass box is considered acceptable in design terms; it is sympathetic to the host building and a modest addition to replace the asphalt roof. Given the box is located at the rear of the property, there are no concerns in terms of impact on the conservation area and streetscene as there are no views from the public realm into the property.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

The proposal will not result in overlooking for neighbours as it is located in the roof where people would not be able to sit out. There are no concerns in terms of loss of light as the box is glazed and no higher than the parapet and enclosed by the adjoining flank wall. The glass box would not create light pollution as it only affects upper floor rooms of the same house. The proposal is therefore considered acceptable in terms of amenity.

Recommendation

Grant planning permission