

Delegated Report		Analysis sheet		Expiry Date:		30/05/2014	
		N/A / attached		Consultation Expiry Date:		29/04/2014	
Officer				Application Number(s)			
Carlos Martin				2014/2073/P			
Application Address				Drawing Numbers			
3 West End Lane London NW6 1RL				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of glass roof over rear lightwell at ground floor level.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application site relates to a three-storey modern mews house located within a development of mews houses. The site is not listed and does not form part of any conservation area.

Relevant History

2013/6866/P: Installation of glass roof over rear lightwell at ground floor level. Granted

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2011

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

Camden Planning Guidance

CPG1 2013 (design)

Assessment

Planning permission is sought for the installation of a glass roof to cover the existing rear lightwell. The cover would be mechanically operable to give the benefit of being indoors and outdoors.

Although the loss of outdoor amenity space is not encouraged in the LDF, in this case the acceptability of enclosing the rear lightwell has already been established with the granting of planning permission for a similar proposal in 2013, on the basis that it is a space of little amenity value and the proposal to cover it with an openable glass roof was not considered to be detrimental to the amenity of the occupiers. The current proposal is similar to the previous one. The only difference being that the glazed enclosure is subdivided with transoms and mullions.

The new roof would not be visible from the public realm and so no objections are raised with regards to its impact on the character of the building or the area.

The proposal does not raise any neighbouring amenity concerns.

Recommendation: Grant