

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/04/2014	
		N/A		<b>Consultation Expiry Date:</b>		13/03/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/0989/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
11 Dunollie Road London NW5 2XN				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>							
Erection of a single storey rear infill extension at ground floor level, replacement of existing window with door and installation of balustrade for the provision of a roof terrace at first floor level.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		No response					
<b>CAAC/Local groups comments:</b>		None received to date					

## **Site Description**

A 3-storey terraced building situated on the north side of Dunollie Rd & located east of the junction with Lady Margaret Rd. & west of Montpelier Grove. Self-contained flats & single family dwellings are characteristic of the street. The building is not listed, but located within the Kentish Town Conservation Area

## **Relevant History**

None

## **Relevant policies**

Set out below are the 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.

### **NPPF 2012**

#### **LDF Core Strategy and Development Policies**

#### **Core Strategies**

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**

CPG 1 Design (2013)

CPG 6 Amenity (2013)

#### **Kentish Town Conservation Area Statement 2011**

## Assessment

The application proposes the following works:

- Erection of a single store infill extension with rooflights
- Rear first floor terrace.

The principal considerations material to the determination of this application are summarised as follows:

- Design
- Impact on residential amenity.

### Revisions

The proposed terrace was revised to be set back to approximately 0.5m and would retain the existing 1.0m railings. It is considered that this revision would promote a more sensitive design and would not contribute to undue overlooking.

### Design

#### **Rear extension**

Planning permission is sought for the erection of an infill extension, the replacement of existing windows with new door and the installation of balustrade for the provision of a roof terrace to the rear of the property at first floor level. The extension would be approximately 2.7m (height) x 2.6m (width) and a depth of approximately 7.3m with sliding door.

The proposed extension would have a 1m sloping roof to the boundary with the adjoining property (9 Dunollie Road) and approximately 0.8m gap between both properties. The extension would not be visible from the public view points and has regard to the character of the host building and the wider CA. The extension would be constructed using matching brick work – this would be required through a planning condition.

#### **Roof terrace**

The proposed rear extension would incorporate a roof terrace at first floor level. The proposed roof terrace would be 1.1m in depth x 2.9m in width, the terrace would be enclosed with metal railings measuring approximately 1.1m in height. Following the increased height of the existing party wall at rear elevation level with number 13 Dunollie Road. The size of the proposed terrace is appropriate for the host building in terms of its size.

### Neighbour amenity

There are existing window and door to rear and side elevation of the neighbouring property. However, given that the rear gardens are orientated north, the proposed extension would be 1.7m from the neighbouring door and 1.1m sloping roof. The elevation plan, when the 25 degree line is drawn from the base of the lowest window indicates that there will not be a detrimental impact with the loss of daylight or sunlight into the windows of the neighbouring properties (9 Dunollie Road).

The proposed roof terrace would facilitate a raised party wall with the neighbouring property (13 Dunollie Road) that measures approximately 1.8m from ground to base, would be set back by 0.5m. There is an existing rear first floor window and the setting back of the proposed terrace would not have a detrimental impact on the neighbouring amenities. Therefore, the proposed terrace would be in accordance with Camden Planning Guidance CPG 6, CS 5 and DP26 of the LDF.

**Recommendation:** Grant Planning Permission