

Delegated Report		Analysis sheet		Expiry Date:		18/04/2014	
		N/A		Consultation Expiry Date:		27/03/2014	
Officer				Application Number(s)			
Tessa Craig				2014/1115/P			
Application Address				Drawing Numbers			
23 St. Leonards Square London NW5 3HL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Remodelling, enlargement to roof light and patio doors							
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	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Thirteen neighbours were notified by post of the proposal. A site notice was erected on 28/02/2014 and the proposal was advertised in Ham & High on 06/03/2014. No responses have been received.					
CAAC/Local groups* comments: *Please Specify		Kentish Town CAAC- no response received.					

Site Description

The subject site is located on the north side of St. Leonards Square and comprises a three storey terraced brick property occupied as a single household. The property is not listed but lies within the Kentish Town Conservation Area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)
CS5 (Managing the Impact of Growth and Development)
CS14 (Promoting High Quality Places and Conserving Our Heritage)
DP24 (Securing High Quality Design)
DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

CPG1 Design
CPG6 Amenity

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Assessment

Proposal

Planning permission is sought for the enlargement of a rooflight located in the roof of a single storey rear projection and changes to patio doors in the rear elevation from three doors to four. The proposed rooflight will be 2m wide and 3m deep, includes three panes of glass and is located in a sloped roof which it will be flush with. The patio doors are approximately 2m high and 1m wide (total of 4m width). The materials used will match the existing property.

Assessment

Design

Development Policy DP24 seeks development of the highest standards of design and expects consideration of character and proportions of the existing building. In order for the character of conservation area to be maintained, DP25 states only development that preserves and enhances character and appearance of the area, should be permitted.

The proposal is considered acceptable in terms of design; the rooflight and patio doors are not visible from the public realm and match the appearance of the existing property. The design is considered acceptable in the context of the conservation area and the surrounding environment.

Amenity

DP26 states factors to consider in managing impacts on neighbours being: visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels. CPG6 states the Council should seek to minimise impact of loss of daylight and overshadowing, protect privacy and avoid overlooking, and avoid impacting on neighbours' outlook.

The additional patio door located in the rear elevation is considered acceptable in terms of amenity. The patio doors open out the rear garden which includes high fences on all sides. There are no concerns in terms of loss of privacy or overlooking for neighbours. The enlarged rooflight does not

impact on privacy or result in overlooking as it is too high within the roof slope for occupants to look out of. There are no concerns with regards to loss of daylight or overshadowing. The proposal is therefore considered acceptable in terms of amenity.

Recommendation Grant Planning Permission