

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/08/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/08/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/3802/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Apartment 1106 Boydell Court St. Johns Wood Park London NW8 6NH							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of extension to roof top conservatory.							
<b>Recommendation(s):</b>		<b>Grant subject to Conditions</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>51</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is located at Boydell Court, which is a gated residential development of flatted properties at St Johns Wood Park, situated within Kilburn Neighbourhood Renewal Area. The works relate to one of the penthouse properties on the top (11<sup>th</sup>) floor of a flatted building. The penthouse has an existing roof terrace with a relatively small conservatory. During the site visit it was noted that two conservatories at penthouses 1012 and 1104 Boydell Court have been extended.

## Relevant History

2013/1572/P - Extension to existing rooftop addition of penthouse (Class C3) at 1012 Boydell Court. Granted 10/06/2013.

2011/6257/P - Extension to an existing rooftop conservatory to a residential flat (Class C3) at 1104 Boydell Court. Granted 03/02/2012.

## Relevant policies

### LDF Core Strategy and Development Policies

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 2011

CPG1 (Design)

CPG6 (Amenity)

## Assessment

### Proposal

It is proposed to extend the existing rooftop conservatory at the penthouse by 3.6m in depth, its full width of 4.3m and height of 2.3m at the eaves and 3.4m at the pitch. The proposed conservatory roof would follow the lines of the roof of the existing conservatory, which is hipped at the sides and finished in mock slates and full length glazed panels.

### Design

CPG1 states that high level conservatories are only acceptable in exceptional circumstances. Given that the precedent for rooftop conservatories, and their extensions, has already been set in the area, this case can be viewed an exception to the general presumption against this type of development. Furthermore, this is not a conservation area and the extension to the existing conservatory would be designed sympathetically to the existing. The roof would be hipped and a condition is attached requiring matching external finishing materials to be used.

### Amenity

The proposed conservatory extension would not have a negative impact on the amenity of the surrounding neighbouring properties. The terrace is well screened from the neighbouring penthouse to the south by a timber fence. Bringing the conservatory towards the southern boundary would not impinge of their privacy to an unacceptable degree. No other neighbouring properties would be affected by the extension. The proposal therefore complies with CPG6.

### Recommendation

Having given consideration to the above assessment, the proposal is found to comply with the

relevant policies and guidance of the Council and is recommended for approval.