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| Delegated Report | | Analysis sheet | | Expiry Date: | | 14/10/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 19/09/2014 | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freeney | | | | 2014/4953/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 2 Vane Close London NW3 5UN | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Minor material amendment namely for the reduction of proposed PV Panels and enlargement of roof enclosure granted under permission reference 2013/7702/P dated 25/03/14. | | | | | | | |
| Recommendation(s): | | Grant Permission | | | | | |
| Application Type: | | Variation or Removal of Condition(s) | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 04 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Letters to adjoining neighbours: 29/08/2014 – 19/09/2014 No comments received | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | Fitzjohns Netherhall CAAC – no comments received | | | | | |

Site Description

The site is located on the north side of Vane Close and to the south of Hampstead High Street. It comprises a semi detached post-war property which is part of a small estate of similar properties although 1 & 2 Vane Close form an individual pair.

The site is not listed but is within the Fitzjohns Netherhall Conservation Area.

Relevant History

2013/7702/P - Installation of 10 photovoltaic panels, enlarged roof enclosure with rooflight and associated alterations. 25/03/2014

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

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Fitzjohn's Netherhall Conservation Area Statement

NPPF

Assessment

Proposal:

Permission is sought for an enlargement to the previously approved roof extension and a reduction in the number of solar panels on the roof.

Assessment:

The approved roof extension would measure approx. 4m in width x 2.4m in depth x 1.4m in height and would replace an existing enclosure measuring 3m in width x 1.6m in depth x 1.1m in height.

The proposed extension would measure 4m in width x 2.5m in depth x 1.7m in height. The materials and general appearance would remain the same as approved.

As the proposal would replace an existing roof enclosure and the newly proposed extension is only moderately larger than the approved the proposal is considered to be acceptable. It would remain subordinate to the host building and would not be overly visible from the surrounding streets. Furthermore there are numerous examples of roof extension in the surrounding area.

The slight enlargement would not allow for any impact on the amenity of adjoining neighbours as the extension is set well back from all edges of the roof.

The number of solar panels would be reduced to approx.6 panels, they would project no higher than as approved and are considered to be acceptable.

Recommendation: Grant Planning Permission