

Delegated Report		Analysis sheet		Expiry Date:		04/11/2014	
		N/A		Consultation Expiry Date:		06/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5412/P			
Application Address				Drawing Numbers			
124A Mill Lane London NW6 1NF				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a dormer window to rear and 1 no.rooflight.							
Recommendation(s):		Grant conditional permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The site consists of a four storey terraced building divided into two flats located on the south side of Mill Lane. The site is not in a conservation area, nor is it listed.

Relevant History

PW9902129 - Use of the premises as two self-contained maisonettes. – **Existing Certificate of Lawfulness granted 17/03/1999**

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:

This proposal seeks planning permission for the formation of a dormer, one rooflight to the rear elevation and two rooflights to the front elevation.

Amendments:

The original dormer was originally full width, but this was contrary to CPG1. The width of the dormer has now been amended.

Design:

The proposed dormer and rooflights would be of a modest size, non-obtrusive and would appear subordinate on the roof. They comply with the general guidance on dormers and rooflights within CPG1 on Design and are therefore considered to be acceptable.

Amenity:

There would be no additional overlooking to what currently exists on site and the new dormer and rooflights would lead to no overshadowing or have any overbearing impact on any neighbouring properties.

Recommendation:

Having given consideration to the above assessment, it is considered that the proposal complies with the relevant policies and guidance of the Council and should be granted subject to conditions.