

Delegated Report		Analysis sheet		Expiry Date:		16/01/2015	
		N/A / attached		Consultation Expiry Date:		15/12/2014	
Officer				Application Number(s)			
Katrine Dean				2014/7098/P			
Application Address				Drawing Numbers			
29 Meadowbank London NW3 3AY							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Creation of roof terrace with glass balustrade and associated access hatch.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		Two objections have been received from the surrounding neighbours noting the following concerns: <ul style="list-style-type: none"> Noise intrusion from the proposed roof terrace; and Insufficient detail of the roof terrace submitted – would not object provided elevations/height is in line with access hatch at number 30 Meadowbank. 					
Officer comments:		<ul style="list-style-type: none"> The terrace would be located far enough away from the shared amenity space not to cause unacceptable noise or disturbance levels; and Full details of the finishing materials and the terrace would be requested by condition. 					
CAAC/Local groups* comments: *Please Specify		No response.					

Site Description

The application site is located on Meadowbank, Ainger Road, which is out-with any conservation areas. The building to which the works relate is a four storey mid-terrace, which is finished in facing brick and has a flat roof.

Relevant History

2014/7097/P - Erection of rear extension with glazed doors and roof light. Raise boundary wall with no. 28 to form the flank wall of the new extension. Extend current balcony to full width. Currently under consideration.

2014/7094/P – Infill of existing recessed front porch. Currently under consideration.

2007/5284/P - Alteration and additions to single dwelling house including the excavation of a basement, a light well to front, erection of a single storey rear extension, a new access hatch and balustrades to front and rear of the roof, and alterations to fenestration on front and rear façades. Granted 19/12/2007. Number 30 Meadowbank.

PE9901021 - Conversion of garage to ancillary living accommodation. Granted 22/02/2000.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG 1 – Design

CPG 6 – Amenity

Assessment

Proposal

This proposal seeks planning permission for the installation of a balustrade and formation of an access hatch and decking for the purpose of creation of a roof terrace at the property.

Design

The glazed balustrade would match that of the neighbouring property at number 30 Meadowbank. The balustrade would be set away from the roof edge and would not be visible from the street. Full details of the balustrade and the hatch will be requested by condition.

Amenity

The principle of the formation of a roof terrace is acceptable here. The terrace would be located at fourth floor level and far enough away from the private amenity space of the shared rear garden ground not to cause unacceptable levels of noise, disturbance or overlooking. Furthermore, the adjoining property (30 Meadowbank) has carried out the same development, setting precedent for this in the area.

Recommendation

The proposed development complies with the relevant policies and guidance of the Council and is therefore recommended for approval.