

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/07/2005	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/6/05	
<b>Officer</b>				<b>Application Number(s)</b>			
Mary Samuel				2005/1602/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
192a West End Lane Kilburn London NW6 1SG				Site Location Plan; N-PLANNING-02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Conversion of the 3 upper floors of the property from 1 x studio flat, 1 x 1 bedroom flat & 1 x 3 bedroom flat to create 2 x 2 bedroom flats & 1 x 3 bedroom maisonette, conversion of the roof space into habitable accommodation through the erection of a rear dormer and 2 rooflights to the front elevation, the erection of a single storey rear extension at first floor level and the creation of a roof terrace on the flat roof of an existing rear extension.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>02</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		2 letters from the freeholder raising points of ownership.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		West Green CAAC- no objection					

## Site Description

Four storey terraced property comprising unit in financial and professional service (Class A2) at ground floor and residential above, on the east side of West End Lane, to the north of Lymington Road. The residential element is converted into a one-bedroom unit and a studio flat at first floor level and a 3-bedroom maisonette above. The site is within the West End Green conservation area.

## Relevant History

None

## Relevant policies

**UDP:** EN1, EN13, EN14, EN19, EN22, EN24, EN31, HG18, TR17, TR18.

**SPG:** Space standards, advice on roof alterations and roof terraces

## Assessment

**The proposal** involves a first floor small infill rear extension, conversion of the loft space to habitable accommodation and erection of a rear dormer and 2 roof lights on the front, erection of railings on part of a rear flat roof to create a roof terrace for the top floor maisonette and other minor external alterations at the rear. The number of residential units will remain the same, but the size of them will increase. Proposed mix: 2 X 2bedroom flats and 1 X 3 bedroom maisonette.

**Main issues:** Acceptability of proposed units in terms of mix and space and parking standards, impact of the external alterations on the appearance of the building and the character and appearance of the conservation area and impact on the amenity of neighbours.

**Assessment:** The 3 units to be provided meet Council's space standards and utilise the full potential of the property for residential use. As the number of the units remains the same there would be no reason to alter parking arrangements. (In any event Policy TR18 allows one parking space per floor and this is a 3-storey property.)

The proposed external alterations are identical to those applied for at 190a West End Lane, which gained planning permission on 26/6/03. Although the width of the rear dormer, at 3.8m, would appear to be larger than ideal, planning permission has already been given for a dormer of the same width next door. In other respects all external alterations comply with SPG advice and therefore, on design grounds the proposal is considered acceptable.

The single storey rear extension at first floor level has been tested for potential loss of daylight. Some loss of daylight will be experienced by the first floor window on the main rear elevation of 194 W.E.L, the adjoining property. This loss is less than 0.8 of the former value of the vertical sky component for that window (which is already below standard with a VSC of 19.5% as opposed to a 27% minimum recommended). However, because a similar extension has been given permission at No 194A, the combined loss will go to 0.78 of the former value. Due to the relatively small difference and in the interest of fairness to applicants and for maintaining a symmetrical pattern of development, which is prevalent at the rear in these properties, the proposal is considered acceptable.

The proposed rear dormer and terraced area would allow long views over the rear gardens of the properties on Lymington Road and Fawley Road, but no property here would suffer loss of privacy as there is a sufficient degree of separation between these properties (over 20m for rear gardens and over 30 between buildings. However there would be some overlooking from the far end of the proposed roof terrace to windows on the main rear elevation of this and the adjoining property and a privacy screen is recommended along the north elevation of the roof terrace to prevent this.

**Approval is recommended.**