

Delegated Report		Analysis sheet		Expiry Date:		14/03/2014	
		N/A / attached		Consultation Expiry Date:		20/02/2014	
Officer				Application Number(s)			
Neil Collins				2014/0345/P			
Application Address				Drawing Numbers			
117 Broadhurst Gardens London NW6 3BJ				See Draft Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of rear velux window with dormer window at roof level.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 29/01/2014 and a press notice on 30/01/2014. No comments have been submitted as a result of the consultation.					
CAAC/Local groups* comments: *Please Specify		No active CAAC for South Hampstead Conservation Area.					

Site Description

The application site is located on the southern side of Broadhurst Gardens and comprises a residential building that has been converted into flats.

This application relates to the roof of the property. The property is located within the South Hampstead Conservation Area and is identified as making a positive contribution to the area.

Relevant History

No relevant planning history for this site.

Relevant policies

LDF Core Strategy and Development Policies

- CS1 (Distribution of growth)
- 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)

Supplementary Planning Policies and Guidance

- CPG1 (Design) 2011
- CPG6 (Amenity) 2011

South Hampstead Conservation Area Statement 2011

NPPF – 2012

London Plan 2011

Assessment

Proposal

Permission is sought for the replacement of an existing rooflight, located on the rear roof slope of the building, with a dormer window.

The dormer would have a flat roof and would comprise a three-paned window, with lead faced cheeks.

Assessment

The key considerations relate to a] the impact of the design on the character and appearance of the building and the Conservation Area and b] impact on local residential amenity.

Design

The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape.

The South Hampstead Conservation Area Statement outlines that roof extensions will be considered on their own merits in accordance with design guidance. CPG1 (Design) states that roof extensions should retain a distance of 500mm to all side of the roof to which it relates. In this case, the proposed roof extension would be set above an existing dormer window (part of the original building) and would retain a 500mm distance both to the ridge, sides and the existing dormer below.

There are a vast number of roof alterations on neighbouring properties in the vicinity and it is not considered that this extension would be out of keeping with the prevailing character of the area.

The proposed dormer would comprise upvc windows, which is not generally considered to be appropriate in conservation areas. However, it is noted that in this case the existing windows in the building comprise upvc frames. Therefore, in this case, it is considered that there would be not significant harm to the amenity of the property as a result of the development.

Amenity

Given the scope and nature of the development, the proposal would not have any materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk and sense of enclosure or privacy.

Recommendation: Grant Planning Permission