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| Delegated Report | | Analysis sheet | | Expiry Date: | | 07/03/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 04/02/2014 | |
| Officer | | | | Application Number(s) | | | |
| Carlos Martin | | | | 2013/8266/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat C 29 Kylemore Road London NW6 2PS | | | | Refer to draft decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Enlargement of rear dormer. | | | | | | | |
| Recommendation(s): | | Grant | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 25 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | No response. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | None; not in CA. | | | | | |

Site Description

The site is a two storey plus basement terraced house on the western side of Kylemore Road. It has been divided into flats, and does not lie within a conservation area.

Relevant History

None.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

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

The proposal is for the enlargement of a rear dormer extension. The main issues are the effect of the changes on the building and surrounding area, and on the amenity of adjoining occupiers.

Revision

The original proposal featured a wider dormer, with unsympathetic windows. This has been scaled down to reduce its visual impact and more sympathetic windows have been introduced at officers request.

Design

The proposed dormer would be approximately 4m wide and would be 300mm below the roof ridge and well away from the sides of the roof. As it would sit largely behind the existing closet wing with an existing raised parapet it is not considered that the proposed dormer would appear too heavy or adversely affect the appearance of the building. There is a similarly proportioned dormers at nos. 8, 12 and 16 Kylemore Road. As the roofscape is not unaltered it is not considered that the proposal would affect the character or appearance of the area. The proposed design and materials are considered acceptable and would not harm the appearance of the building or its surroundings in line with policies CS14 and DP24 of the LDF.

Amenity

The proposed dormer is not considered to affect daylight or sunlight to neighbouring properties nor cause any significant overlooking. As such the proposal is not considered to harm the amenity of adjoining occupiers.

Recommendation: Grant Planning Permission

