

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/01/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		20/12/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/0270/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Tanza Road London NW3 2UA				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a rear dormer and installation of 2 roof lights to rear and 1 to front elevation all in connection with conversion of second floor flat into a maisonette.							
<b>Recommendation(s):</b>		Grant Planning Consent					
<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>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice displayed from 23/01/2014 to 13/02/2014 Press notice displayed from 22/01/2014 to 12/02/2014  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		South Hill Park CAAC – The objected that was raised by CAACs relates to the roof terrace that applies only to (2014/0273/P) on the other application with the proposed roof terrace. Therefore, N/A to this application.					

## Site Description

The site is located on the north east side of Tanza Road adjacent to Hampstead Heath in the South Hill Park Conservation Area. The semi-detached property consists of 4 storeys plus basement. The property is divided into self-contained flats.

The application site building is, like the vast majority of properties along Tanza Road, one of a pair of semi-detached properties. It is a pair with No. 21 (to the southeast of the application site). The property is located within South Hill Park Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**7646** - The conversion of the coal-cellar into a habitable room, and the roofing over of the side passage, at 23a, Tanza Road, Camden. Planning Permission **granted 06/09/1969**.

## 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)

DP25 (Conserving Camden's heritage)

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

### Camden Planning Guidance 2013

CPG 1 - Design

CPG6 - Amenity

### South Hill Park Estate Conservation Area Statement 2001

### London Plan 2011

### NPPF 2012

## **Assessment**

### **Proposal:**

The proposals include Erection of a rear dormer and installation of 2 Velux roof lights to rear and 1 Velux roof light to front elevation all in connection with conversion of existing second floor flat into a maisonette. The proposed roof extension would convert the existing 2Bed self-contained flat into 3Bed self-contained maisonette following the erection of a rear dormer roof extension.

### **Design and conservation:**

Policy DP24 states that extensions and alterations should the character and proportions of the existing building, where alterations and extensions are proposed. Furthermore, Development Policy DP25 emphasised that Camden will only permit development within conservation areas that preserves or enhances the character and appearance of the area and the host building.

While it is acknowledged that in some instances roof additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building and the surrounding area.

The proposed rear dormer window would be approximately 0.6m from the eaves and approximately 0.9m from the ridge of the roof and measure approximately 2.3m in height and 3.1m in width. The proposed 2 x 1 roof lights would measure approximately 1m in height and 1m in width and would be identical with neighbouring semi-detached property in its design, size and location particular with the symmetry of the windows to the lower floors.

The semi-detached property is read as a pair and considering the proposed dormer extension would mirror the design of number 21 Tanza Road dormer is considered to be acceptable as the extension complies with GPG 1.

The proposed roof lights are positioned in an awkward position. However, as the design would be in-keeping with the neighbouring property that reads as a pair, the 2 x roof lights are considered acceptable and would be in accordance with DP24, DP25 of the LDF.

### **Amenity:**

With regard to neighbouring occupiers, given the existing context at the application site it is considered that the proposed dormer extension when implemented would not lead to any significant loss of daylight/sunlight, outlook nor create any overlooking opportunities or cause undue noise and disturbance. The rear dormer would look out onto Hampstead Heath as per the existing dormer windows therefore no unacceptable loss of privacy would occur. And as such, would be compliant to DP26 and CS5 of the LDF.

### **Recommendation:**

It is recommended that this application is approved