

Delegated Report		Analysis sheet		Expiry Date:		27/12/2013	
		N/A		Consultation Expiry Date:		12/12/2013	
Officer				Application Number(s)			
Rachel Miller				2013/6706/P			
Application Address				Drawing Numbers			
15 Rochester Square London NW1 9SA				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of new single-storey side extension to replace existing, demolition of existing shed, creation of front dormer and replacement of existing rear dormer, installation of a rooflight and timber sash window to the side elevation and replacement of roof tiles with slate.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 15/11/2013 until 06/12/2013 Press notice displayed from 21/11/2013 until 12/12/2013 No responses received					
CAAC/Local groups* comments: *Please Specify		Camden Square CAAC – no response received					

Site Description

The site contains a three storey, semi-detached dwellinghouse located on the corner of Rochester Square and Stratford Villas. The site lies within the Camden Square Conservation Area. The Camden Square Conservation Area Appraisal and Management Strategy was adopted in March 2011. It notes that 15 Rochester Square is a building that makes a positive contribution to the Conservation Area.

Relevant History

Planning permission was granted in 1989 for a change of use and works of conversion to provide a self-contained two bedroom maisonette at basement and upper ground floor level including the erection of a two storey rear extension incorporating a spiral staircase and single storey conservatory and the enlargement of the rear roof dormer (reference 8802575).

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 Square Conservation Area Appraisal and Management Strategy 2011

Camden Planning Guidance

CPG1 – Design 2013

CPG6 – Amenity 2011

NPPF 2012

London Plan 2011

Assessment

Permission is sought for the erection of a new single-storey side extension to replace the existing, demolition of the existing shed, creation of a front dormer window and replacement of the existing rear dormer. Also proposed is the installation of a rooflight and timber sash windows to the side elevation, replacement of roof tiles with slate and enlargement of an existing window on the rear elevation at first floor level.

The proposed front and enlarged rear dormer windows are considered acceptable given the design and character of the existing building and the other properties on the road. There are a similarly sized dormer windows on the front and rear roofslopes along most of the buildings along Rochester Square. In particular, it is considered that the proposed dormer windows would be of an appropriate size and an appropriate height within the roof plane when taking into account the dormer windows of the adjoining dwelling (number 17). There are no objections to the addition of a rooflight on the side roofslope and two additional windows on the side and enlarged window at the rear. The proposals would use appropriate materials to match the existing building.

The proposal is considered to have no adverse impact on the amenity of adjoining residential occupiers in terms of loss of light or loss of privacy. The introduction of a dormer at the front and the enlargement of the rear dormer and additional windows are considered to not raise any issues of overlooking or loss of privacy.

Recommendation:

Grant conditional planning permission