

Delegated Report		Analysis sheet		Expiry Date:		14/10/2013	
		N/A / attached		Consultation Expiry Date:		19/09/13	
Officer				Application Number(s)			
John Nicholls				2013/5006/P			
Application Address				Drawing Numbers			
Flat 4 39 Charlotte Street London W1T 1RU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of two rooflights into upper part of the mansard roof and the addition of a guardrail on coping to existing flat on the rear elevation (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	31	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 23/08/2013 and a press notice on 29/08/2013. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		The Charlotte Street CAAC has not responded.					
Site Description							
The site is the top floor flat which runs across the 5 th floor levels of both 39 and 41 Charlotte Street. The site is located mid-terrace on the western side of Charlotte Street midway between Godge Street to the north and Rathbone Street to the south.							
The property is not listed but does lie within the Charlotte Street Conservation Area.							

Relevant History

None.

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

Charlotte Street Conservation Area Appraisal and Management Plan 2008

Camden Planning Guidance 2011

NPPF - 2012

Assessment

Proposal

The proposal involves the installation of two rooflights into upper part of the mansard roof and the addition of a guardrail on coping to existing flat on the rear elevation.

The site is a top floor flat which forms a lateral conversion across the top floors of both 39 and 41 Charlotte Street. The roof of No. 39 has a dual pitch roof with a large dormer at both front and rear with windows opening inwards out onto a gutter and low parapet wall which currently fails to meet Building Regulations. The roof of No. 41 is a true mansard with steep lower pitches and shallow upper ones.

The proposal seeks to fit guard rails on top of the parapet walls in front of the windows at No. 39 to be able to meet the building regulations, and also fit two rooflights to the shallow upper pitches at the front and rear of the mansard at No. 41.

Amendments

The proposed front railing on the parapet has been removed from the scheme because a suitable design could not be found.

Design

The two rooflights are both small and measure 580mm x 550mm and are nearly flush with the roof slope and therefore neither will be visible from the street. Therefore, these are considered acceptable as these would not harm the character or appearance of the Charlotte Street Conservation Area.

The rear parapet railing cannot be seen from the street and only from the upper floors of the rear of neighbouring properties and businesses. The railing is formed by way of a set of steel posts with steel wires running horizontally which would form a well designed guardrail. The posts would be fitted to the top of the rear parapet and are considered acceptable as this would not harm the character or appearance of the Charlotte Street Conservation Area.

Amenity

There are no amenity concerns raised as a result of these proposals.

Recommendation: Grant Planning Permission