

Delegated Report		Analysis sheet		Expiry Date:		22/08/2013	
		N/A / attached		Consultation Expiry Date:		01/08/2013	
Officer				Application Number(s)			
John Nicholls				2013/3444/P			
Application Address				Drawing Numbers			
16 Hillway London N6 6QA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2x dormer windows at 2nd floor/roof level.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 3/07/2013 and a press notice on 11/07/2013. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		The Holly Lodge CAAC has not commented.					

Site Description

The application relates to a two storey detached house of the eastern side of Hillway between Bromwich Avenue and Langbourne Avenue. The house was built in the Arts and Craft style finished in roughcast render, with front gable, double height bay, hipped roof and tall chimneys, which is characteristic of the Holly Lodge Estate.

The site lies within the Holly Lodge Conservation Area and all the buildings in the conservation area are identified as making a positive contribution to the conservation area. The estate is exclusively residential and comprises predominantly of detached and semi-detached single family dwellings.

Relevant History

9301151 – The erection of a rear conservatory. Refused 28/01/1994

9400710 – The erection of a rear ground floor conservatory. Refused 15/09/1995

2004/1596/P – Proposed loft conversion involving the insertion of 2 side dormer windows - one on each side, and a rear dormer window. Withdrawn 08/06/2004

2007/5856/P - Retention of existing verandah with glazed pitched roof to the rear of a single family dwellinghouse (Class C3). Refused 02/09/2008. Appeal dismissed 19/06/2009

2012/5967/P - Erection of a rear extension, raising the height and replacement doors to the existing side extension, and erection of dormer windows to the rear and side (north) roof slopes – Granted - 07/01/2013

Enforcement

EN07/0786 - Retention of existing veranda with glazed pitched roof to the rear of single family dwellinghouse. Enforcement Notice issued 10/11/2009. Veranda removed case closed 31/03/2010

Neighbouring sites

10 Hillway

The erection of two dormer windows one to the side and the other to the rear. Granted 17/02/1995 (ref **9401303**)

14 Hillway

The erection of rear conservatory and side dormer window. Granted 17/12/2004 (ref **2004/4510/P**)

22 Hillway

Erection of a side and rear dormer window and installation of a front and side roof lights to single dwelling house (Class C3). Granted 14/08/2008 (ref **2008/2307/P**)

30 Hillway

2013/0793/P - Loft extension, side dormer window and rear dormer window, roof lights on the side and front roof slopes and the enlargement of one of the first floor rear windows – Granted - 08/04/2013

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

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Revised Camden Planning Guidance 2011

Holly Lodge Conservation Area Statement

Revised CPG:2011

Roofs and terraces

London Plan 2011

NPPF 2012.

Assessment

Proposal

Erection of dormer windows to the south (side) and east (rear) roof slopes.

Amendments

The proposal was amended during the course of the assessment to address the dormer windows size and siting within the roofslopes. The applicant proposed a side dormer to mirror that at no.30 which was granted in April 2013, Ref: **2013/0793/P**.

Design

Roof alterations

With few exceptions dwellinghouses on Hillway have dormer windows to their roofs on the side and at the rear. The dormer windows in existence vary in their sizes; design and use of materials (tiles, felt and lead) finish and are common features of these semi-detached dwellinghouses.

On the host building, it is proposed to erect two dormer windows, one at the south (side) and one at the (rear) east side roofslope. The approval of which has already occurred under planning application 2012/5967/P, which established that the principle was acceptable.

The current proposal seeks to amend the design and size of these two dormers. At the rear the previous dormer measured 1.3m high and 0.85m wide and was a rectangular shape, whereas the proposed dormer is a triangular shape fitting tighter into the ridge and hip and measuring 0.9m deep and 2.9m wide at its base. The proposed design is acceptable and meets CPG Design guidance on dormers. This dormer will be tile clad as opposed to the previous lead cladding. Both design and materials are considered acceptable.

The 'as approved' side dormer was approved at 1.8m wide and 1.95m high and just incorporated the stair compartment. The revised dormer incorporates an ensuite bathroom and is 1.6m high and 3.2m wide. These dimensions match those approved recently on No. 30 Hillway which has similar sized roof dimensions.

The dormers in their respective positions would be subordinate within the roofslope and are considered satisfactory. Additionally, the proposed dormers share some similarities (size, siting and materials) to those at houses on Hillway. Overall no harm would be caused to the character and appearance of the host property or the conservation area by the introduction of the dormers.

Amenity

The dormer on the south side provides views from the staircase over the roof at no. 14 and also the rear garden and not into habitable rooms; therefore no impact on amenity would occur. The rear dormer would provide views to the rear gardens of adjacent houses and not their habitable rooms and no loss of privacy or overlooking would occur. The proposed is therefore in compliance with policy DP26 and CPG guidelines and is acceptable.

Recommendation: Grant planning permission.