

Delegated Report		Analysis sheet	Expiry Date:	19/08/2013
		N/A / attached	Consultation Expiry Date:	25/07/2013
Officer			Application Number(s)	
John Nicholls			2013/3874/P	
Application Address			Drawing Numbers	
Flat 5 1 Rosecroft Avenue London NW3 7QA			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
External alterations to include the enlargement of existing dormer to North elevation roof slope, replacement of windows to South elevation at roof level and remedial works to dormers and fenestration to roof of existing flat (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	09	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on 28/06/2013 and a press Notice on 4/07/2013. Nine notification letters were sent to adjoining properties and none have commented.					
CAAC/Local groups* comments: *Please Specify	The Redington / Frogna CAAC has commented as follows: We welcome the fenestration on the north elevation but wish to see similar attention to detail on the large dormer on the west elevation.					

Site Description

The property is a large dual aspect property located on the northern corner of Hollycroft Avenue and Rosecroft Avenue. The property is divided into flats over 4 floors including the roof space.

It is not listed but forms part of the Redington/Frognaal Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP26 Managing the impact of development on occupiers and neighbours

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

Camden Planning Guidance 2011

Redington/Frognaal Conservation Area Statement

NPPF - 2012

Assessment

Proposal

The proposal relates to various window alterations to the to floor which includes :

North elevation – enlargement of the existing dormer to adjacent hip and replacement windows;

Eastern elevation – replacement of fenestration;

Western elevation – replacement of existing dormer and enlargement of existing adjoining window;

Southern elevation – rebuilding of existing dormer and replacement of fenestration.

Amendments

The north elevation dormer extension originally extending to the adjacent hip was to have a glazed front, but this will now be clad in lead. The western elevation dormer with balcony was proposed to have a new sliding door and window without any glazing bars which was out of character with the area and the property, which has been amended to add glazing bars and make the door a set of French doors which matches glazing patterns on the rest of the property.

Design

The proposals include replacing casement timber windows without glazing bars with very similar timber casement windows with glazing bars and various dormer have enlargements and alterations.

The dormer extensions include the ones on the north elevation (either side of an adjoining chimney stack) where it is proposed to extend both sides very slightly and then creating a new section adjoining the western part to the adjacent hip which will be clad in lead.

On the eastern elevation the dormer will extend into the roof space and won't be seen behind chimneys. The southern and western dormers have been erected in a piecemeal fashion and all have slightly different heights and levels across the rooflines, and these will be amended to form a more regular dormer roof line on each of these elevations.

Windows are to have glazing bars added where these are missing (eastern and southern dormers) and the window adjoining the western balcony dormer will be enlarged to form two openable windows with glazing bars and the door to the balcony will also be altered to match the fenestration on the rest of this elevation.

The materials and design are both considered acceptable and in keeping with the character and appearance of the Conservation Area and therefore the proposals are considered compliant with policies DP24 and DP25 of the LDF 2010.

Amenity

No amenity concerns have arisen as a result of these proposals. Therefore, this is considered compliant with policy DP26.

Recommendation: Grant Planning Permission

