

Delegated Report		Analysis sheet	Expiry Date:	26/07/2013
		N/A / attached	Consultation Expiry Date:	25/07/2013
Officer			Application Number(s)	
Fergus Freeney			2013/3556/P	
Application Address			Drawing Numbers	
73 Belsize Lane London NW3 5AU			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 3 (approved drawings) of planning permission dated 02/04/2012 (ref 2012/0627/P), to create 3 individual dormer windows.				
Recommendation(s):		Grant		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Comments from an adjoining neighbour:</p> <ul style="list-style-type: none"> - Unclear as to whether the party wall will be altered. <u>Officer comment:</u> <i>This is not a planning matter, however the agent has confirmed that one party wall will need to be raised. They have confirmed that should planning permission be granted they will proceed with negotiations with neighbours regarding the party wall.</i> - The building structure may not be able to cope with the new dormers. <u>Officer comment:</u> <i>This is not a planning matter; the structure would need to comply with separate building control regulations.</i> - The revised skylight is nearer the boundary. <u>Officer comment:</u> <i>The proposed skylights have been removed from the proposal.</i> - There could be an impact on noise levels within the property. <u>Officer comment:</u> <i>Given the residential nature of the property it is unlikely that there would be further noise above what currently exists. Any new construction would need to comply with building regulations with regards to noise insulation. Furthermore, should noise be an issue it would need to be dealt with by the Council's Environmental Health Department.</i> 					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC – No objection					

Site Description

The site is located on the south east side of Belsize Lane; it comprises a two storey family dwelling house.

The site is not listed, but is within the Belsize Conservation Area.

Relevant History

2012/0627/P - Erection of an infill roof extension with rear dormer and new window to side elevation of existing house (Class C3). *Approved 02/04/2012*

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 2011

Belsize Conservation Area Statement (CPG1: Design; CPG6: Amenity)

NPPF

Assessment

Proposal:

Permission is sought for alterations to the original planning application to revise the scheme from one large dormer to three smaller dormers.

Assessment:

The proposed dormers would measure approx 2.14m in width x 1.86m in height x 2.43m in depth. They would be clad in matching roof tiles and spaced evenly across the roof.

The proposal is considered to be acceptable. The proposed dormers are considered to be well proportioned and appropriately spaced on the roofslope. They would be clad in materials appropriate to the host building. Given that they would be set back from the edge of the building they would not be overly visible in long views along Belsize Lane.

It is not considered that there would be any overlooking issues above what is currently possible given that they would be set back from the boundaries and two of the dormers would overlook the lower extension at the host building.

Recommendation: Grant Planning Permission