

Delegated Report		Analysis sheet		Expiry Date:		25/06/2013	
		N/A / attached		Consultation Expiry Date:		06/06/2013	
Officer				Application Number(s)			
John Nicholls				2013/2524/P			
Application Address				Drawing Numbers			
19 Oakeshott Avenue London N6 6NT				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a side dormer and a rear dormer and installation of 3 rooflights to residential dwelling (Class C3).							
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	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 10/5/2013 and a press notice on 16/5/2013. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		The Holly Lodge CAAC originally objected to the proposed rooflight on the front roof slope. Once this was amended and the rooflight removed, they have withdrawn their objection.					

Site Description

The site is a 2-storey plus attic detached 'Arts and Crafts' style dwellinghouse situated on the north side of Oakeshott Avenue, west of the junction with Hillway and east of the junction with Highgate West Hill. The building is within Holly Lodge Estate Conservation Area (Character Area 2) and is considered to make a positive contribution. The building is not listed.

Relevant History

2013/2523/P – Certificate of lawfulness for the erection of a rear ground floor extension with skylight following the demolition of existing rear garden store, partial demolition of brick wall and the bricking up of the existing door to the side elevation in connection with the use as residential dwelling (Class C3) – still being determined

11

2005/0390/P - Conversion of loft space and erection of dormer windows at the front and side roofslope for additional accommodation and installation of conservation type rooflights – Granted - 29/04/2005

15

2006/5607/P - Erection of a single storey rear extension and installation of side and rear dormers to single family dwellinghouse (Class C3) – Granted - 23/02/2007

2007/5144/P – Certificate of Lawfulness for the Installation of 2 conservation rooflights on side elevation and 1 rooflight on front elevation to single family dwelling – Granted - 06/12/2007

21

PEX0000454 - Installation of two dormer windows to side and rear Roofslopes – Granted - 17/07/2000

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

Holly Lodge Estate Conservation Area Appraisal and Management Statement (2012)

Camden Planning Guidance 2011

NPPF - 2012

Assessment

Proposal

The proposal is for two dormer windows (one side and one rear) and three rooflights, one to the eastern and two to the western roof slope.

Amendments

A rooflight proposed to the front roofslope has been removed from the design and relocated as a second rooflight to the western roofslope. The rear dormer has also had its overhang reduced to remove some of the bulk.

Design

The proposed dormer to the rear meets Camden's Design Guidance CPG1 because it is set in from eaves, hips and ridge by at least 500mm as advised. The eastern dormer is located over the existing stair compartment below and therefore is slightly closer to the hip at 300mm but is acceptable because it is small and subservient to the host property and both have hipped roofs to help reduce the bulk when viewed from distance. Both dormers will be covered in hung tiles to match the existing roof slopes.

The rooflight on the eastern roofslope is located well within the roofslope as is the more central western rooflight. The second western rooflight is again closer to the hip but this again is 300mm away and acceptable. The rooflights are to be almost flush with low profiles and are also considered acceptable.

Both the subservient design of the dormers and rooflights and materials chosen are in line with the Conservation Area Guidance and are therefore considered acceptable and compliant with policies DP24 and DP25 of the LDF 2010.

Amenity

A condition has been added to fit obscured glazing to the side dormer window in order to protect the amenity of the existing neighbouring residential rooflights which face this dormer. Therefore, with such a condition in place the proposal is compliant with policy DP26 of the LDF.

Recommendation: Grant Planning Permission