

Delegated Report		Analysis sheet		Expiry Date:		10/06/2013	
		N/A / attached		Consultation Expiry Date:		07/05/2013	
Officer				Application Number(s)			
Hilary Cuddy				2013/1707/P			
Application Address				Drawing Numbers			
Flat C, 28 Kingsgate Road London NW6 4TB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of dormer roof extension and creation of terrace at roof level to rear elevation and installation of 2x roof lights to front roof slope of existing dwelling flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No site or press notices were required for this application. No comments received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The property is a mid terraced house divided into flats located on the eastern side of Kingsgate Road close to the junction with Quex Road to the south. The property is divided into three flats over three floors. The property is not listed nor does it lie within a Conservation Area.

Relevant History

2013/1555/P -Erection of dormer roof extension with Juliette balcony and installation of 2x skylights to front roofslope including loft conversion to residential flat (Class C3). Withdrawn May 2013.

21

2013/0663/P -Erection of a rear dormer incorporating a Juliet balcony to the rear roof level of existing residential flat. Granted 04/04/2013.

2012/3364/P -Erection of a rear dormer and balcony to roof level of dwelling house (Class C3). Refused 22/08/2012.

13

2012/2883/P - Erection of a rear dormer, installation of roof light to front slope and installation of French doors to ground floor of rear elevation, all in connection with conversion of 3-bed maisonette into 1 x 1-bedroom and 1 x 3-bedroom self-contained flats (Class C3) –Granted - 21/03/2013

Mazenod Avenue

12

2005/1667/P - The conversion of loft to provide additional floorspace for second floor flat, incorporating erection of dormer window to rear roof slope and installation of 2 rooflights to front roof slope – Granted - 01/07/2005

16

2010/2117/P – The installation of three rooflights to the front roofslope, and a dormer extension to the rear roofslope of top floor flat (Class C3) – Granted - 12/07/2010

28

2011/6134/P - Installation of two rooflights to the front roofslope, and a dormer extension with Juliet balcony to the rear roofslope of top floor flat (Class C3) – Granted - 29/02/2012

30

PW9902483 – Certificate of lawfulness for the erection of a rear dormer to create extra rooms in the attic, and installation of 3 velux windows – Granted - 13/07/1999

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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1: Design 2011

Camden Planning Guidance 6: Amenity 2011

NPPF 2012

Assessment

Proposal

Permission is sought for:

The erection of a dormer roof extension and the creation of a terrace at roof level to the rear elevation and the installation of 2 rooflights to the front roof slopes. The dormer would measure at its largest 2190cm h x 4100cm w x 2307 d. The terrace would be set to the side and would measure 1400 d x 1340 w.

A revision has been made to the proposal following advice by officers. This includes the enlargement of the fenestration of the proposed dormer.

Assessment

The main issues concern **a]** design & impact on the appearance of the host building, and on the character and appearance of the area and **b]** neighbour amenity.

Design

The proposed scheme sits off the side parapet boundary walls and ridge by 500mm in line with Camden's Design Guidance.

Several of the properties in the local area have been altered and extended to accommodate roof terraces, rear dormer extensions and rooflights. The positioning, size and bulk of the proposed rear extension would be similar to existing rear dormer extensions.

The proposed rear dormer extension would not be open to public views and its positioning, size and bulk is considered to be subservient to the existing roof profile. In terms of detailed design the doors and window are considered to respect the hierarchy and design of the windows below on the rear elevation.

On balance, the proposal is considered to be acceptable in design terms and would not harm the appearance and the character of the surrounding area and complies with the aims of policies CS14 and DP24.

The proposed roof lights on the front roof slope would minimally alter the front elevation of the building and would therefore not harm the appearance and character of the existing terraced property.

Amenity

Policy DP26 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. No side windows that could adversely affect the privacy of the adjoining properties are proposed. The proposed alterations and extension to the roof profile by reason of their size and relationship with the windows of the neighbouring properties would be unlikely to raise any material consideration to the amenities of neighbouring residential properties in terms of loss of sunlight, daylight, or overlooking. Therefore, the proposal is consistent with Policy DP26 of the LDF.

Recommendation: Grant Planning Permission