

Delegated Report		Analysis sheet		Expiry Date:		22/03/2013	
		N/A / attached		Consultation Expiry Date:		07/03/2013	
Officer				Application Number(s)			
Hannah Walker				1. 2013/0316/P 2. 2013/0315/L			
Application Address				Drawing Numbers			
12 Chamberlain Street London NW1 8XB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 1x rooflight to rear flat roof in connection with existing dwelling (Class C3).							
Recommendation(s):		1. Grant planning permission 2. Grant Listed Building Consent					
Application Type:		1. Householder Application 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice and press notice – no responses					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC – No objection.					

Site Description

This Grade II listed building is situated within the Primrose Hill Conservation Area and forms part of a group of 6 similar properties on the north side of Chamberlain Street. It is constructed of pale grey/yellow brick with stucco dressings and stands 5 storeys in height, including the basement and mansard levels. The building dates from the mid 19th century.

Relevant History

Extensive planning history but none directly relevant to this particular application.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for the installation of a rooflight to the flat roof of the existing mansard storey of the building. The roof/attic of the building has been modified at some point so as to form a full additional storey of accommodation at 3rd floor level. It is unclear exactly when this work took place but in my view was almost certainly before the building was listed in 1999. Nonetheless, it consists of fabric of no architectural or historic interest.

The rooflight is to be situated on a section of flat roof towards the rear of the property. The unit is low profile, with a minimal projection above the surface of the roof.

The rooflight will not be visible from the public realm to the front of the building due to the narrow character of Chamberlain Street, the height of the building and the location of the rooflight towards the rear of the roofscape. The rooflight will also not be visible from the rear, except possibly from the very highest floors of a limited number of surrounding buildings. Nonetheless, the rooflight is a minor alteration to modern fabric and would not be detrimental to the overall appearance of the rear elevation or roofscape of the building. The proposal is not considered to raise any amenity issues and will preserve the special architectural and historic interest of the listed building. Recommend approval.

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