

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/03/2013</b>	
		N/A		<b>Consultation Expiry Date:</b>		14/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2012/6814/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
96 Priory Road London NW6 3NT				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of window with french doors and juliette balcony at rear first floor level, erection of dormer window in side roofslope and installation of rooflight on flat roof all in connection with existing dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 15/01/2013 to 05/02/2013. A publicity notice was placed in the Ham &amp; High on 24/01/2013.</p> <p>No letters of comment or objection have been received to date.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		No letters of comment or objection have been received to date.					

## Site Description

The application site relates to a two storey detached dwelling-house with basement and loft accommodation located on the east side of Priory Road between its junctions with Compayne Gardens and Canfield Gardens.

The building is noted as a positive contributor in the South Hampstead Conservation Area Appraisal and Management Strategy (CAAMS).

## Relevant History

### Application site

Full planning application, reference 2007/2154/P, was granted on 22/06/2007 for creation of side basement lightwell, erection of side extension at ground and first floor levels, erection of side dormer window, and installation of rooflight on the rear roofslope.

Full planning application, reference 2004/30049/P, was granted on 20/09/2004 for the excavation of the rear basement level to form an additional habitable room for the existing single family dwelling house, including the insertion of new doors and the formation of a basement patio, the erection of a raised terrace at upper ground floor level, and stair access to the rear garden level.

Certificate of lawfulness, reference PWX0002937, was granted lawful on 19/12/2000 for erection of a single storey rear extension to the existing rear addition.

Full planning application, reference 13989, was granted on 24/01/1973 for the construction of a means of access to the highway and hardstanding in the front area.

### 90 Priory Road

Full planning application, reference 2004/4394/P, was granted on 30/11/2004 for the erection of ground floor single storey conservatory extension with minor elevational changes to existing rear extension for the single family dwelling-house.

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan: Spatial Development Strategy for Greater London: 2011**

### **LDF Core Strategy and Development Policies 2010**

#### Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance

CPG1 Design

CPG6 Amenity

South Hampstead Conservation Area Appraisal and Management Strategy 2011 (CAAMS)

## Assessment

### Proposal and background

The application site relates to a two storey detached dwelling-house with basement and loft accommodation located on Priory Road. Planning permission was granted in 2007 under planning reference 2007/2154/P for a basement lightwell, erection of side extension at ground and first floor levels, erection of side dormer window and rooflight to dwelling-house. Works of construction had not commenced and this permission has expired.

### Amendments

Initially, the applicant had proposed a similar two storey side extension to the building. However, since planning permission (2007/2154/P) was decided in 2007 policy relating to side extensions has moved significantly, in addition a further character assessment of the conservation area has been undertaken. South Hampstead CAAMS which was adopted in 2011 notes that the long undeveloped rear gardens and private open spaces are central to the character and appearance of the conservation area. A side extension at the subject property would infill the visual gap between buildings which currently provide views into rear garden areas. The applicant has removed this element from the proposed works and has altered the detailed design of french doors at rear first floor level.

The applicant has proposed the following works:

- Replacement of window with french doors and juliette balcony at rear first floor level;
- Erection of dormer window in side roofslope and installation of rooflight

### Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used. The policy is supplemented by guidance in CPG1.

Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area. This policy is supported by South Hampstead Conservation Area Appraisal and Management Strategy (CAAMS) 2011.

The proposed dormer window would form a small sensitive projection from the side roofslope and be sited behind an existing chimney. The dimensions proposed are 1.35m (d) x 1.1m (h) x 1.15m (w) with a set up of 500mm from the eaves and timber framed window that would match the detailed design of windows below. The dormer window is not considered overly dominant in the roofslope nor would it be particularly visible at street level. The proposed side dormer window respects the character and appearance of the original dwelling-house and conservation area and is thus considered acceptable in relation to policies CS5, CS14, DP24, and DP25 of Camden's LDF.

The removal of an existing window with French doors and juliet balcony is proposed at rear first floor level. The South Hampstead CAAMS notes that elevational alterations and loss of detail can harm the character and appearance of the Conservation Area. The width of the existing opening would not be altered and the proposed French doors would be detailed to match the detailed design of the original window. A powder coated steel balustrade would secure the balcony with a minimal landing of approximately 0.35m. In consideration that the proportions, scale, detailed design, and materials are sympathetic to the character and appearance of the dwelling and conservation area the proposed alteration to the rear elevation is considered acceptable in relation to policies CS5, CS14, DP24 and DP25 of Camden's LDF.

A single rooflight is proposed in the central valley of the existing roof to provide daylighting into the loft landing. The proposed rooflight would be 1.1m x 0.57m. It is not considered that the rooflight would negatively alter the form or appearance of the roofscape and is therefore acceptable in relation to policies CS14, DP24 and DP25 of Camden's LDF.

### **Amenity**

Development policy DP26 seeks to ensure that the amenities of existing and future occupiers and neighbours are not unduly impacted by development in terms of reduced daylight/sunlight, outlook, privacy and enclosure.

The proposed dormer window would be adjacent to Number 94 Priory Road. There are no windows on the side elevation of this property that would be affected by the proposed dormer window. The proposed juliet balcony would not provide views into neighbouring habitable room windows.

The proposals are considered acceptable in relation to policies CS5 and DP26 of Camden's LDF.

### **Conclusion**

The proposed side dormer window, replacement of window with French doors and juliet balcony and rooflight are considered acceptable for the reasons outlined above in accordance with policies CS5, CS14, DP24, DP25 and DP26 of Camden's LDF.

### **Recommendation**

Grant permission.

### **Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*