

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/03/2013	
		N/A		<b>Consultation Expiry Date:</b>		14/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2012/6205/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3, First and Second Floor Rear 25 Rudall Crescent London NW3 1RR				Please refer to 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>							
Installation of replacement roof light at second floor level to serve stairwell of property (Class C3).							
<b>Recommendation(s):</b>		Approve with conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice displayed from 24/01/2013 until 14/02/2013 Site notice displayed from 15/01/2013 until 05/02/2013  No responses received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC – no objection					

## Site Description

The site contains a semi-detached property that has been converted into three flats. The site is not located in the Hampstead conservation area. The building is noted in the Hampstead Conservation Area Statement as making a positive contribution to the Conservation Area.

Rudall Crescent loops to the west of Willoughby Road and contains a mixture of 19<sup>th</sup> and 20<sup>th</sup> century buildings.

## Relevant History

2012/6217/P - Part infill single-storey extension to rear at ground floor level, with external alterations to include the installation of skylight to rear sloping roof and erection of bin store to front elevation of existing ground floor flat (Class C3). Under consideration

2013/0057/P - Replacement of the existing single glazed timber sash windows with new double glazed sash units and addition of a new boiler flue to rear pitched roof of dwelling house. Under consideration

## 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

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework (NPPF) 2012

## Assessment

Permission is sought for the installation of a new rooflight serving the stairwell at the rear of the property.

The new rooflight window would measure 2100mm x 900mm and would be in a similar location to the existing rooflight window at second floor level. The existing rooflight would be filled in. The proposed rooflight would not be visible from the public realm and would not detract from the appearance of the building nor the appearance of the conservation area.

There would be no adverse amenity impacts as a result of the proposals in terms of loss of light or loss of privacy.

The proposals are considered acceptable subject to conditions.

### Disclaimer

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