

Delegated Report		Analysis sheet		Expiry Date:		15/01/2013	
		N/A		Consultation Expiry Date:		27/12/2012	
Officer				Application Number(s)			
John Nicholls				2012/6188/P			
Application Address				Drawing Numbers			
23 Spencer Walk London NW3 1QZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installtion of 2x rooflights to the rear roofslope of dwelling house (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 28/11/2012 and a press notice on 6/12/2012. No comments have been received to date.					
CAAC/Local groups comments:		<p>The Hampstead CAAC has commented as follows:</p> <p>'We lack any context to evaluate the effects of this proposal on neighbours. The two rooflights to the bathroom are too close to the roof ridge.'</p> <p>Officer's comment: The drawings have been revised to position the roof lights further away from the ridge line.</p>					

Site Description

The application site is a three-storey terrace house (Class C3) located within a modern gated development in the Hampstead Conservation Area. The building is not listed.

Relevant History

2012/3823/P - Replacement of French windows with side hung doors to front elevation at first floor level, and door and windows at rear ground floor level with bi-folding doors to dwelling house (Class C3) – Granted - 17/10/2012

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)

Supplementary Planning Policies

Camden Planning Guidance 2011

Hampstead Conservation Area Statement

NPPF - 2012

Assessment

Proposal: The proposal is for two rooflights in the rear roofslope.

Amendment

The scheme has been amended to pull the top rooflight slightly further away from the ridge of the shallow mansard remove the front rooflight and move the larger rear rooflight further in from the parapet and away from the mansard hip.

Design

CPG 1 states in paragraph 5.7 that roof alterations are likely to be acceptable where there is an established form of roof addition, the alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form and there are a variety of alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

In paragraph 5.22 it goes on to state that rooflights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface.

The proposed rooflights on the rear elevation are both conservation style and will be flush with the roofslope. The one closest to the ridge measures 780mm x 550mm and lights a bathroom below. The larger one measures 1600mm x 940mm and sits over the stair and landing.

The location and proposed materials are both considered acceptable and due to them being located on the shallow top mansard pitch, they are not considered to be particularly visible from the Gardnor Road to the rear (itself having many mansards and roof alterations) and therefore not considered harmful to the character and appearance of the conservation area and comply with policies DP24 and DP25 of the LDF 2010.

Amenity

Neither rooflight is considered to cause amenity harm in terms of lightspill or privacy and is therefore in accordance with policy DP26 of the LDF.

Recommendation: Grant Planning Permission

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