

<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:	11/12/2012
		N/A		Consultation Expiry Date:	14/11/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Nicola Tulley			2012/5462/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
7 C Westbere Road London NW2 3SP			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>					
Installation of one rear and one side dormer window and 2 x rooflights in front roofslope in connection with existing flat (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>09</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>One letter of objection was received from 7 Westbere Road, the following issues were raised:</p> <ul style="list-style-type: none"> <li>The building work will cause noise disturbance, as neighbour sometimes works night shifts and needs to sleep during the day.</li> <li>Have there been surveys to check if the house is sound to withstand the proposed work.</li> <li>If there are problems with the roof in the future, who would be responsible for repairs?</li> </ul> <p><u>Officer's response</u>          Whilst it is noted that noise from construction is a concern particularly for those working shifts and who sleep during the day, any works would need to comply with the Control of Pollution Act in terms of considerate construction practices, although it would be unreasonable to prohibit work during normal daytime working hours.</p> <p>Other comments please see assessment below.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comment has been received to date.					

## Site Description

The application site relates to a three storey semi-detached building on Westbere Road close to the junction with Saare Road. The building has been subdivided into three self contained residential units.

The building is not located in a conservation area, nor does it relate to a listed building. The surrounding area is predominately residential with similar semi-detached dwellings.

## Relevant History

The application site has no relevant planning history.

### 5 Westbere Road

Full planning application, reference 2007/2927/P, was granted for: Installation of rooflights on the front roof slope; erection of a side and a rear dormer window; alterations to the existing two storey rear extension to create a roof terrace and associated works, all in connection with enlarging the existing top floor flat.

## Relevant policies

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

#### LDF Core Strategy and Development Policies 2011

##### 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

DP26 Managing the impact of development on occupiers and neighbours

##### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal & background

The application site relates to a semi-detached building which has been subdivided into three self contained residential units. The proposal relates to the second floor flat. The applicant has requested planning permission for the erection of one side and one rear dormer windows and two front rooflights.

Planning permission was granted in August 2007 (2007/2927/P) at the adjoining property for a side and rear dormer window. The proposed drawings submitted have sought to replicate the scale and siting of the dormers at number 5 whereby the side dormer is set down from the ridge by 500mm and the rear dormer is set away from the party wall by 500mm.

### Design & appearance

Development Policy DP24 seeks to ensure that developments are of the highest standard of design and consider the character, setting, context, form and scale of the existing building and neighbouring buildings. Design guidance CPG1 states where extensions to the roof would likely be acceptable, this includes where there is an established form of roof extension to a terrace or group of buildings and where continuing the pattern of development would help to reunite the group and townscape. The proposed roof extensions would help reunite the roof form of the semi-detached pair by matching the existing dormers at no 5 and are therefore considered to be acceptable in principle.

Camden Design Guidance provides further detailed advice on the size, form and detailed design of roof extension and alterations. Generally roof dormers should be sensitive changes which maintain the overall structure and existing roof form, CPG1 requests that the following are met:

- The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionate dormers or raising the ridge.
- Dormers should not cut the roof ridge or sloped edge of a hipped roof. Usually a 500mm gap is required to maintain this separation.
- In number form and scale dormer windows should relate to the façade below and should appear as small projections on the roof surface.
- Materials should complement the main building and wider townscape.

The proposed roof extensions would provide space for an additional bedroom and while the roof is relatively shallow the drawings illustrate that there would be sufficient head clearance from the stair of approximately 2.1m. The proposed side dormer window dimensions, 1.4m wide x 1.65m high x 2.5m deep, would be positioned centrally in the roofslope and set down from the ridge by 500mm so as to avoid cutting the slope of the roof. The proposed rear dormer window dimensions, 1.6m wide x 2m

high x 3.2m deep, would be set down from the ridge by 350mm. Although the rear dormer would not be set down by 500mm, it would not cut the roof slope and would also not be clearly visible as it abuts a railway line. Given that the rear dormer window would not be clearly visible from the street or vistas across the rail bridge and that it would provide a degree of unity to the semi-detached pair the siting of the rear dormer is considered acceptable.

The design and access statement confirms that the windows would be painted timber sashes to match the existing and the dormer would be flat roofed, felted with lead flashings. A window is proposed within the side face of the side dormer window which faces the rear garden, this window would be fixed and provided that it faces the rear is not considered to harm the character or appearance of the building. The proposed materials and scale of windows would respect the character and appearance of the building as closely as possible and is therefore considered acceptable in relation to policies: CS14 and DP24 of Camden's LDF.

Two front rooflights are proposed dimensions, 0.75m x 0.75m and 0.5m x 0.4m, and these would be sited within the upper section of the roof. In consideration of their size and scale the rooflights would not harm the character and appearance of the building in accordance with policies CS14 and DP24 of Camden's LDF.

### **Amenity**

Residents have raised concern over whether the existing structure would be able to withstand the development proposed and if there are future problems to the roof who would be accountable. Officers would note that the applicant is seeking planning consent to assess whether the roof extension is acceptable in its external appearance and whether it would raise any amenity issues such as loss of privacy, daylight & sunlight, and outlook. As such matters of construction are not planning considerations and would be dealt with by Building Regulations.

### **Conclusion**

The proposed side and rear dormer windows are not considered to harm the character and appearance of the existing building or street scene in accordance with policies CS14 and DP24 of Camden's LDF. The proposed roof extensions are not considered to raise any amenity issues and are acceptable in relation to policy DP26 of Camden's LDF.

### **Recommendation**

Grant Planning Permission.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 10<sup>th</sup> December 2012.**  
**For further information please click [here](#).**