

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A / attached		Consultation Expiry Date:		2/11/2012	
Officer				Application Number(s)			
Hugh Miller				2012/4962/P			
Application Address				Drawing Numbers			
48 Burghley Road London NW5 1UE				See draft decision.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of replacement dormer windows at the front and rear roofslopes to self-contained flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

A 4-storey mid-terrace house situated at the junction of Burghley Road and Lady Somerset Road. The building is sub-divided into two flats (1x maisonette & basement flat). The building forms part of a terrace of four houses at the Northern end of Burghley Road. The building is not listed, or located within a Conservation Area.

Relevant History

50 Burghley Road.

November 1978 – PP Granted - Change of use, including works of conversion and alterations, to form a maisonette and two flats; ref. 27149

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 / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours)

CPG 2011.

CPG1 Section 1-5

NPPF 2012

Assessment

Proposal

Original: Alteration and enlargement of the dormer windows to the front and rear roofslopes to self-contained flat (Class C3).

Revised: Erection of dormer windows as replacement for existing at the front and rear roofslopes to self-contained flat (Class C3).

Design and appearance

The terrace of 4 buildings (nos.44-50) of which the host building forms part have dormer windows at front and rear roof slopes. Additionally, dormer windows are common features of adjacent houses at nos.38-42 & 32-36 Burghley Road. Dormers at nos 44, 46 & 48 are of similar design, height, scale and proportions, setting and use of materials.

The proposal was originally for replacing the dormers with ones of increased height further up the roofslope; this was revised by the applicant following advice from officers on the impact of this increased size within the roofscape on the host building but also their impact on the appearance of the adjacent properties. The revised scheme is now simply the replacement of the dormers in matching materials and a better quality structure with some minor changes to their design (timber framed double glazed casement windows in a different glazing pattern). The dormer frames and mullions would be reduced in size and lined up with windows below, resulting in a more simplified and elegant configuration. When viewed from the public realm (Burghley Road & Lady Somerset Road), there would be no significant discernable difference in terms of their appearance as the dormers would be of identical width and height with no increase in their volume.

Amenity

The changed glazing pattern would not cause any additional amenity impact on adjacent occupiers.

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