

Delegated Report		Analysis sheet		Expiry Date:		06/11/2012	
		N/A / attached		Consultation Expiry Date:		12/10/2012	
Officer				Application Number(s)			
Rachel Miller				2012/4591/P			
Application Address				Drawing Numbers			
97c College Place London NW1 0DR				Drawing numbers D_12_97CCOL_001B and D_12_97CCOL_002.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear dormer window and 3 x rooflights to front roofslope in connection with top floor flat (Use Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Not applicable – not in a conservation area					

Site Description

The site contains a three-storey, mid-terraced property located on the west side of College Place in Camden Town. The building is sub-divided into 3 self-contained flats and this application relates to the top floor flat. The building is not listed and not located in a conservation area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

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 1 – Design

Assessment

The Applicant seeks permission to erect a dormer window on the rear elevation and three rooflights on the front elevation.

The proposed dormer window would be located within the existing roof. The dormer would be 0.5metres (along the roofslope) below the ridge and set in from the party walls by 0.8metres and up from the eaves by 0.8metres (along roofslope). It is considered that these set-ins are acceptable in this instance. The proposals would allow for adequate headroom in the proposed extension of 2.18m. As such the proposal is considered on balance to be appropriate given that it would not be visible from the street and it would be barely visible from adjoining properties given its size and location.

Three roof lights are proposed on the front roofslope. Whilst the front roof slopes of properties in College Place mainly remain intact, there are interventions at 73 (2 front rooflights), 96 (2 front rooflights), 82 (2 front rooflights) and a small dormer at No. 105. Given the pitch of the front roof slope is such that it is difficult to read the whole front roof slope at once, the rooflights are considered appropriate in this instance. Moreover the size of the rooflights at 0.7m wide, and 0.8m in length with a projection of 0.01m; means they will appear as minimal additions in the context of the entire front roof slope.

The proposed windows on the rear dormer and the front roof lights would be UPVC. Although not fully complying with CPG, they are considered acceptable as the building is not within a designated area and the rear elevation is not visible from the public realm.

There would be no loss of privacy or loss of light as a result of the proposals. To the rear of the site are offices in the Centro building which have no rear windows.

Recommendation: Approve

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