

Delegated Report		Analysis sheet		Expiry Date:		11/09/2012	
		N/A / attached		Consultation Expiry Date:		30/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3497/P			
Application Address				Drawing Numbers			
13 St Paul's Mews London NW1 9TZ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2x roof lights to rear roof slope in connection with loft conversion to existing house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 09/08/2012 to 30/08/2012 Site notice displayed from 01/08/2012 to 22/08/2012 1x no objection comment received					
CAAC/Local groups* comments: *Please Specify		Camden Square CAAC: No response					

Site Description

The application site relates to a 3-torey mid-terrace property located on the south side of St Paul's Mews, within the Camden Square Conservation Area. The site is not listed.

Relevant History

2012/2501/P: CoL app withdrawn for the installation of 3 x rooflights on rear sloping roof and internal alteration to dwelling house (Class C3).

8701220: pp granted for the redevelopment to provide twenty-eight 3-bedroom and two 2-bedroom houses with integral garages and six car parking spaces. 23/07/1987. PD rights removed by condition.

Relevant policies

NPPF

The London Plan

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

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Camden Square Conservation Area Appraisal

Assessment

Planning permission is sought for the installation of 2 rooflights on the rear roof slope of the property, in connection with the conversion of the loft into habitable accommodation. Although the proposal complies with the criteria of the GPDO, planning permission is required because permitted development rights were removed by condition when the original permission for the development was granted.

The proposal has been amended to remove the originally proposed 3 projecting rooflights for 2 new conservation type ones of identical proportions, which are considered more appropriate for a conservation area.

The rooflights would not alter the shape of the roof and given the height of the building would only be visible from street level from a distance. The number, size and distribution of the proposed rooflights is considered reasonable and the proposal is therefore considered to comply with current conservation policies, which seek to protect and enhance the character and appearance of conservation areas.

Given the location of the rooflights, no amenity issues are raised.

Recommendation: Grant.

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