

Delegated Report		Analysis sheet		Expiry Date:	21/06/2012	
		N/A		Consultation Expiry Date:	31/05/2012	
Officer			Application Number(s)			
Nicola Tulley			2012/2132/P			
Application Address			Drawing Numbers			
4 Hollycroft Avenue London NW3 7QL			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Enlargement of dormer windows in front and rear roofslope and installation of rooflight to side roofslope in connection with existing dwelling (Class C3).						
Recommendation(s):		Grant conditional 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:		<p>A site notice was displayed from 03/05/2012 to 24/05/2012. A notice was displayed in the Ham & High on 10/05/2012.</p> <p>No letters of comment or objection have been received to date.</p>				
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC was notified of the proposals but raise no objection.				

Site Description

The subject site is a two storey, with partial basement, semi-detached dwelling-house located to the northern end of Hollycroft Avenue, near the junction with Platts Lane. The dwelling is within Redington/Frognaal conservation area and is noted as a positive contributor in the conservation area appraisal and management plan.

The site as existing has front, rear and side dormer windows and one side rooflight.

Relevant History

Full planning permission, reference 2010/3165/P, was granted for: Enlargement of existing basement with new front and rear lightwells at existing dwelling house (Class C3).

Full planning permission, reference PWX0002912, was granted for: Erection of a single storey extension to dwellinghouse following demolition of existing garage, As shown on drawing numbers; 1a, 2a and 3a.

Full planning permission, reference PWX0002255, was refused for: Erection of a two storey side extension at ground and first floor level following demolition of existing garage, As shown on drawing numbers; 1 - 5 (inclusive).

Full planning permission, reference PW9902203, was refused for: Erection of a two storey side extension and alterations to existing first floor dormer window on side elevation. As shown on drawing no(s) 9081/99/20, 50, 101,102 (existing) Also drawing no(s) 9081/99/199, 200, 201,203,204,205 (as proposed).

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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Conservation Guidance

Redington/Frognaal Conservation Area Appraisal and Management Plan 2003

Assessment

The application site relates to a large semi-detached property on Hollycroft Avenue. The semi-detached pair has existing front and rear dormer windows, although the dormer windows of adjoining property, 6 Hollycroft Avenue, are wider. The applicant has proposed to enlarge the width of the existing front and rear dormer windows to the dimensions of the dormers adjacent and install a side rooflight above the existing side dormer window. The existing front and side dormer windows are visually prominent at the junction of Platts Lane and Hollycroft Avenue as the ground is slightly sloping.

The architectural style of dwellings changes as you progress through Hollycroft Avenue from Platts Lane, dwellings of a similar style to the application site feature front dormer windows, at numbers: 7, 9, 13, and 15. The detailing proposed would replicate the design of existing dormers at this part of Hollycroft Avenue.

Policy & Guidance

Camden Planning Guidance 1 provides detailed advice in relation to design matters. In this instance CPG1 states that dormer windows are generally considered acceptable where: there is an established form of roof addition or alteration to a terrace or group of similar buildings; alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; there is an established pattern where further development in a similar form would not cause additional harm. Full-length dormers on both the front and rear of the property will be discouraged.

In addition, the conservation area appraisal and management plan state that roof extensions are unlikely to be considered acceptable where: it would be detrimental to the form and character of the existing building; the property forms part of a group or terrace that remains largely but not necessarily completely unimpaired; the property forms part of a symmetrical composition, the balance of which would be upset; the roof is prominent particularly in long views; the building is higher than its neighbours.

Design & Appearance

The existing front and rear dormer windows are suitably proportioned and sensitively designed to respect the character and appearance of the property. The existing front dormer window is approximately 2.4m wide the proposed enlargement would extend this to approximately 3.75m. Although this may be viewed as a significant increase the dormer window would sit comfortably within the front roofslope and would not be wider than the bay window below. The front face of the dormer window would be mainly glazed with white painted timber frame which would respect the appearance and detailing of dormer windows in the immediate locality.

The existing rear dormer window also sits comfortably within the rear roofplane. The proposed enlarged width from 2.15m to 4.15m is significant but it would be set away from the roofs hip and centred within the rear roofslope. The enlarged rear dormer window is therefore considered acceptable, in general accordance with policies: CS14; DP24; DP25 of Camden's LDF.

A side rooflight is proposed above the existing side dormer window which would be positioned alongside the

existing rooflight and facing the neighbouring property Number 2 Hollycroft Avenue. The proposed rooflight would be conservation style and would not be overly prominent in the side roofslope, approximately 0.5m x 0.65m.

Amenity

The proposed enlargement of the front and rear dormer windows is not considered to affect the amenity of adjoining neighbours, in accordance with policy DP26.

Conclusion

The proposed enlargement of the existing front and rear dormer windows and installation of a side conservation style rooflight is considered acceptable in that they would not harm the character and appearance of the existing building or this part of Redington/Frognaal conservation area, in relation to adopted policies: CS5; CS14; DP24; & DP25 of Camden's Local Development Framework.

Recommendation

Grant conditional permission.

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