

Delegated Report		Analysis sheet		Expiry Date:		08/06/2012	
		N/A / attached		Consultation Expiry Date:		14/05/2012	
Officer				Application Number(s)			
Carlos Martin				2012/2010/P			
Application Address				Drawing Numbers			
Flat 2nd Floor 24 Oppidans Road London NW3 3AG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear dormer and installation of rooflights to front of residential flat (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	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application site relates to an end-of-terrace property located on the south side of Oppidans Road. The building is not listed and does not fall within any conservation area. The property is divided into flats.

Relevant History

None

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

DP26 Managing the impact of development on occupiers and neighbours

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

Assessment

The proposed dormer would be 3.7m wide by 1.7m high approximately and would feature timber frame windows to match existing windows on the rear elevation of the building. Although the dormer is large and it is not centrally located, it broadly complies with Camden Guidance for roof extensions, as it is located well below the ridge and well away from the eaves and sides of the roof and consequently it would not interfere with the rooflines when viewed from the distance. The proposed dormer windows would be sympathetic to the character and appearance of the building in terms of design and materials and overall the dormer is considered acceptable.

To the front of the property it is proposed to install a row of glazing panes on the lower part of the roof slope and a pair of rooflights above it. Due to the height of the building, the proposed alterations to the front would not be visible from street level, although they would be visible in long views from the gardens of the neighbouring estate located on the opposite side of the street. The proposed rooflights and glazing panes would not alter the shape of the roof and given that the property is not located within any conservation area, they are considered acceptable on design grounds.

The application site benefits from a long garden approx. 17m deep and neighbouring windows to the rear are located well over 20m from the proposed dormer. Therefore, the proposal does not raise any amenity concerns.

Recommendation: Grant.

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