

Delegated Report		Analysis sheet		Expiry Date:		24/04/2012	
		N/A / attached		Consultation Expiry Date:		29/03/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/0202/P			
Application Address				Drawing Numbers			
9A WEST END LANE LONDON NW6 4NU				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of dormer window with terrace in rear roofslope and 2 x rooflights in front roofslope in connection with existing first floor flat (Class C3).							
Recommendation(s):		Grant permission					
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:		A site notice was displayed from 07/03/2012 until 28/03/2012. No objections received.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

The application site relates to an end-terrace property located on the north-side of West End Lane. The building comprises of a maisonette at basement and ground floor level and a self-contained flat on 1st floor level. The character of these terrace dwellings is mostly uniform with yellow brick and white stucco and window cills. The roofscape are unaltered. The site is not listed and does not fall within a conservation area.

Relevant History

No relevant history.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
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

CPG1 (Design)

National Planning Policy Framework (March 2012)

Assessment

Proposal:

The proposal is for development in the loft space involving the installation of 2 x rooflights to the front elevation and a new dormer window in the rear elevation.

The dormer would be 4.5m in width by 2.1m in height with a depth of 2.2m. It would be set in from the adjoining boundaries by approximately 900mm either side. The dormer would have a grey roof membrane to match the existing grey slate roof. The dormer would not be an enlargement to the proposed living space at 2nd floor level, but would serve as an enclosed terrace / balcony to the 1st floor flat.

The loft conversion would turn the existing 1st floor flat from a 1-bedroom flat into a 3-bedroom flat with 3 bedrooms and a bathroom on 1st floor level and open plan kitchen / living area in the loft space.

Revised drawings were received on 20th April 2012 to indicate a glass balustrade to the rear of the dormer window / terrace as the accuracy of the original drawings were questioned.

Assessment:

The main issues for consideration are the impact of the development on character and appearance and on the amenities of neighbouring occupiers.

Design and appearance:

It was noted upon site inspection that the roofscape of this row of terrace dwellings have remained unaltered. Officers acknowledge that the application site is not a listed building and is not located within a conservation area.

The introduction of rooflights to the front elevation is considered acceptable as it would not significantly alter the appearance of the front elevation. As the rooflights are at high level, it would barely be visible from the public realm. It is not considered that this part of the development would be harmful to the character of the host building or this row of terrace dwellings.

The dormer towards the rear, serving as an outside terrace / balcony to the 1st floor flat would be set in from the common boundaries of its adjoining neighbours. The dormer has been designed with a flat roof, set in from eaves level and set below the roof ridge. The Camden Planning Guidance (CPG1 – design) states that a roof alteration or addition is likely to be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design.

Notwithstanding the above guidance, in this instance the application site is adjacent to commercial premises. It is considered that the dormer would be seen against the backdrop of this 4-storey high flat roofed building and would therefore not unacceptably impact on the skyline. Although the roofscape have remained unaltered along this row of terrace dwellings, there is nothing to prevent a dwelling within this row from constructing a similar dormer under permitted development.

The proposal complies with the Council's guidance in terms of being subservient and set well within the main roof, below ridge level and set in from the sides. The development would be towards the rear elevation where it would not be highly visible and therefore not impact on the street scene character. In this instance, officers are of the opinion that the dormer proposed would be acceptable as it would not result in unreasonable levels of harm to the character of the host building or surrounding street scene.

The proposal is therefore compliant with the main aims and objectives of policy DP24 of the LDF.

Impact on neighbours:

The development would not result in an increase in the number of units but would be for additional rooms to the existing flat, changing it from a 1-bed to a 3-bed unit. Although the use of the flat may potentially be intensified, it is not considered to be to a degree which would result in unacceptable levels of noise and disturbance.

The dormer to the rear would serve as an enclosed roof terrace. It would not allow for views to the side and due to its design, would not result in any overlooking over and above that which would be experienced as a result of 2nd floor windows in the rear elevation.

The proposal is not considered to have any other harmful impact on the amenities of neighbouring occupiers and generally complies with the aims and objectives of Policy DP26 of the LDF.

Community Infrastructure Levy (CIL):

The proposal would create 35.35sq.m of new internal floorspace and therefore not liable for the Mayor's CIL.

Recommendation:

Grant permission subject to conditions.

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