

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>19/04/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	29/03/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Carlos Martin			2012/0856/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
FLAT D 79 REDINGTON ROAD LONDON NW3 7RR			Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a dormer window and installation of 2x roof lights to rear elevation of dwelling flat (Class C3)					
<b>Recommendation(s):</b>		<b>Grant</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 01/03/2012 to 22/03/2012.  Press notice published from 08/03/2012 to 29/03/2012</p> <p>1 comment and 1 objection received based on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposed location of a bathroom above the bedroom of the flat below will create noise and disturbance. Appropriate sound insulation should be fitted.</li> <li>2. The additional dormer window will affect the exterior of the building.</li> </ol> <p><u>Officer's comments</u></p> <ol style="list-style-type: none"> <li>1. Internal alterations do not require planning permission and therefore there is no scope to control the location of the new bathroom. However, building regulations should ensure that appropriate sound insulation is installed during building works.</li> <li>2. The proposed new dormer is of a small size and would be accommodated comfortably within the existing roof. Its design is considered to be sympathetic to the style and character of the house and consequently it would not be harmful to the appearance of the building or the conservation area.</li> </ol>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Redington/Frogna CAAC: No response.					

## Site Description

The application site relates to an early 20<sup>th</sup>-century two-storey detached property located on the west side of Redington Road, within the Redington/Frogna Conservation Area. The property is divided into flats. The area is predominantly residential.

## Relevant History

**23172:** pp **granted** for alterations in connection with the conversion of 79 Redington Road into three self-contained flats. 20/03/1959

**36052(R1):** pp **granted** for the erection of a conservatory to the rear at ground floor and external works associated with the formation of an additional bedroom to the front at basement level. 12/08/1983

## Relevant policies

### 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)

**Redington/Frogna Conservation Area Appraisal**

## Assessment

### Proposal

1. The proposed dormer would be 1.6 m high by 1.5m wide and would have a depth of approx. 1.6m. It would feature a timber framed multi-pane window. The original proposal has been amended to reduce the size of the dormer following officers' advice.

### Design and conservation

2. The proposed dormer would remain within the lines of the existing roof; 500mm below the ridge and well above eaves level. Thus, the dormer would respect the existing form of the roof and would not be overdominant. The size of the proposed dormer has been reduced and it is now smaller than the existing dormer. This is considered to be in keeping with the style of the house and its asymmetrical character and would match the fenestration pattern of the levels below which feature windows of different sizes. The proposed multipane window would match other windows in the house and therefore the proposal is not considered to have an adverse impact on either the appearance of the building or the character and appearance of the conservation area.
3. The proposed rooflights would be of a modest size and would not have any harmful impact on the appearance of the roof.

### Amenity

4. Given the small scale of the proposed dormer and the existing distance of more than 50m between the proposed dormer and the neighbouring properties to the rear, the proposal does not raise any amenity concerns.

### Recommendation

5. In summary, it is considered that the proposal would cause no harm to the character and appearance of the conservation area, is in accordance with adopted policies and guidance and as such approval is recommended.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 10<sup>th</sup> April 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>