

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		05/03/2012	
		N/A / attached		Consultation Expiry Date:		09/02/12	
Officer				Application Number(s)			
Connie Petrou				2011/6433/P			
Application Address				Drawing Numbers			
59 GLENMORE ROAD LONDON NW3 4DA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 x rooflights to front roof slope of dwelling (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	11	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC Object – The proposed rooflights are too many and too large					

Site Description

The site relates to a 3 storey terraced residential property located on the east side of Glenmore Road. The alterations are in connection with the top floor flat. The property is not listed but is located in the Belsize Park Conservation Area which is also subject to an Article 4 direction.

Relevant History

2011/6424/P - Certificate of lawfulness approved for 3 roof lights to the rear slope of the roof in association loft conversion of dwelling (Class C3) – Approved

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 2006 (as amended)

Belsize Conservation Area Statement

Assessment

The application is for the insertion of 2 x rooflights on the front roof pitch. Following advice from the conservation officer the rooflights have been reduced from 3 to 2. The rooflights measure approximately 0.3m x 0.3m.

- The roof lights are proportioned to be significantly subordinate in size and number and given the shallowness of the roof slope are not considered to adversely impact upon the character and appearance of the building and wider streetscape.
- The proposal has included conservation specification roof lights, which are appropriate to a conservation area, and are acceptable.
- The proposed rooflights offer no opportunity to overlook neighbouring properties, and therefore amenity levels would be preserved.

The proposal would preserve the character and appearance of the conservation area and is therefore acceptable.

Recommendation: Approve