

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/03/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>13/02/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2012/0027/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 Estelle Road London NW3 2JY				Refer 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>							
Installation of dormer window and rooflight to rear roofslope of residential flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</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>08</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice: 23/01/2012 Press Notice 26/01/2012 An occupier of 36 Estelle Road raised no objection.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Mansfield CAAC</b> comment that the scheme would benefit from the cill of the dormer being raised by 300mm.					
<b>Site Description</b>							
The site is three storey plus attic mid-terraced dwelling located on the eastern side of Estelle Road. The building is not listed but is located within the Mansfield Conservation Area. The application relates to the upper floor flat.							
<b>Relevant History</b>							
2011/3955/P Installation of dormer window and rooflight to rear roofslope of residential flat (Class C3). Granted 04/10/2011							
9910 Formation of a dormer window on front elevation. Granted 14/01/1971							

## 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

### 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

### Mansfield Conservation Area Statement

## Assessment

### Proposal

It is proposed to erect a dormer window and flush conservation style rooflight to the rear roof slope. The dormer would measure 2.7m (w) x 2m (h) x 2.6m (d). It would be 1 m below the roof ridge and 500mm above the eaves. The roof light would measure 700mm x 950mm.

Permission was granted in 2011 for a slightly smaller dormer (see history section). This previous application was originally identical to that currently proposed, but at the request of officers the dormer was reduced in height to 1.75m leaving 758mm between the eaves and the base of the dormer. The width remains the same.

### Design

The proposed dormer would be set within the existing roof slope at least 500mm from the edges as recommended by Camden Planning Guidance. The overall proportions of the dormer are considered subservient to the existing roofscape and not to be visually dominant. The proposed use of traditional lead, tiles and timber are in keeping with the host dwelling and surrounding terrace. The principle of dormers is well established within Estelle Road and surrounding terraces with almost all properties benefiting from a dormer window of some type. Although the rear roof slope of the property is partially visible from Rona Road to the east, the sensitive design and proportions of the proposed dormer ensure that it will not result in harm to the character and appearance of the host building, street scene or the Mansfield Conservation Area.

It is acknowledged that the previous scheme was revised to reduce its depth, but although the revision was welcomed, it is considered that had the revision not been made the proposal was not harmful enough to warrant a refusal. It is considered that the proposed scheme would provide more usable floorspace without compromising the architectural integrity of the host building or harming the character and appearance of the conservation area. The proposal remains compliant with supplementary planning guidance.

The proposed roof light would be relatively small in size, aligned with lower floor windows and of flush conservation style. As such it is not considered to harm the character and appearance of the host building streetscene or conservation area.

### Amenity

The proposals would not have any negative impact on neighbouring amenity in terms of reduced sunlight, daylight privacy or outlook.

### Recommendation

Grant Planning Permission

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***