

|   |                            |   |                                     |                                  |    |                   |    |
|---|----------------------------|---|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>              |    | 09/01/2012        |    |
|   |                            | N/A   |                                     | <b>Consultation Expiry Date:</b> |    | 16/12/2011        |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Ben Le Mare   |                            |   |                                     | 2011/5012/P                      |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| Flat C<br>11 Gladys Road<br>London<br>NW6 2PU   |                            |   |                                     | Refer to 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 on rear roofslope, balustrading to create roof terrace on existing rear second floor level flat roof and two rooflights on front roofslope all in connection with existing flat (Class C3). |                            |   |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant conditional planning permission   |                                     |                                  |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission  |                                     |                                  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice  |                                     |                                  |    |                   |    |
| <b>Informatives:</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Consultations</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified  | 11                                  | No. of responses                 | 00 | No. of objections | 00 |
|   |                            |   |                                     | No. electronic                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | A Site Notice was put up outside the property between 25/11/2011 and 16/12/2011.<br>No letters of objection have been received to date. |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups comments:</b>  |                            | N/A   |                                     |                                  |    |                   |    |

## Site Description

A 3-storey plus basement terraced dwellinghouse on the western side of Gladys Road. The house has an original 3-storey rear closet-wing extension. The site does not lie within a conservation area and the building is not listed.

## Relevant History

### The application site (11 Gladys Road)

2011/1507/P - Erection of a rear dormer extension and creation of a roof terrace on existing rear flat roof, with installation of two rooflights on front elevation of flat (Class C3) – Withdrawn by the agent on the basis that the application was going to be refused planning permission on design grounds.

### 13 Gladys Road

2010/4437/P - Installation of a rear dormer with door and balustrade in connection with the use of the roof of the closet wing extension of the dwelling house as a terrace – Granted October 2010

### 15 Gladys Road

8903507 - The erection of a rear dormer extension including utilisation of roof space to provide an additional bedroom for first floor flat and provision of roof terrace. Granted July 1989

Condition 2 of the permission is as follows:

*“A 1.5 metres high obscured glass screen shall be erected along the southern side of the roof terrace to a length of 4.0 metres from the dormer extension.*

*Reason: to prevent unreasonable overlooking of neighbouring premises.”*

## Relevant policies

### **The London Plan July 2011**

#### **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**

CPG1 (Design) 2011

CPG 6 (Amenity) 2011

## **Assessment**

### **The Proposal**

The application proposes the Installation of dormer window on rear roofslope, balustrading to create roof terrace on existing rear second floor level flat roof and two rooflights on front roofslope all in connection with existing top floor flat (Class C3) at 11 Gladys Road.

### **Assessment**

The main planning issues associated with the proposed therefore relate to the design/visual impact and the potential impact on residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

### **Design**

Camden Planning Guidance states that dormer extensions and roof terraces should, by their size, materials and location, respect the robust character and visual integrity of the roof slope to which they are being added and should be set away from the sides, eaves and ridges of the roof in line with recommended dimensions (clearance of 0.5m on all sides).

The proposed dormer is considered to be well proportioned as it would be set in from the ridge, both sides and from the eaves below in line with recommended dimensions. The openings within the proposed dormer would relate to the openings on the elevation below in terms of form, size and position. Neighbouring properties including No. 13 Gladys Road and 15 and 17 Kylemore Road have dormer extensions a similar scale to that proposed here, although the dormer and roof terraces erected to the rear of the properties on Kylemore Road would appear to have been created under Permitted Development Rights.

Although the proposed railings and Perspex screen will introduce an element of high level clutter the rear roof slope is not visible from any streets or open spaces surrounding the site. The works are considered acceptable as no demonstrable harm would be caused to the appearance of the building.

### **Impact on neighbour amenity**

An obscure glazed Perspex screen along the boundary with No. 9 Gladys Road will ensure that direct views to habitable rooms of are prevented. Whilst there would be an element of overlooking between No. 13 as both properties would have similar roof terraces, the proposal is on balance considered to be acceptable and an additional screen is not appropriate in this instance.

The terrace would be a sufficient distance from the properties to the rear on Kylemore Road so as not to result in overlooking in this direction.

The proposed privacy screen will not harm the outlook of the occupiers of No.9 Gladys Road.

### **Recommendation**

Grant conditional planning permission

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