

Delegated Report		Analysis sheet		Expiry Date:		06/01/2012	
		N/A / attached		Consultation Expiry Date:		22/12/2012	
Officer				Application Number(s)			
Hugh Miller				A : 2011/5719/P & B: 2011/5848/L			
Application Address				Drawing Numbers			
10 Hampstead Gates 38 Ryland Road London NW5 3EH				Refer to draft decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
A : 2011/5719/P - Erection of three dormer windows to roof of existing flat (Class C3) B: 2011/5848/L – Works in association with erection of three dormer windows to roof of existing flat (Class C3).							
Recommendation(s):		A: Grant Planning permission reference 2011/5719/P. B: Grant Listed building consent reference 2011/5848/L					
Application Type:		Full Planning permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Advertised in local press – Ham & High 1/12/2011, expires 22/12/2011. Site Notice displayed 24/11/2011, expires 15/12/2011.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kentish Town CAAC:</u> No response received.					
Site Description							
The application site and building occupy the corner of Prince of Wales Road and Raglan Road. The host building is currently known as Hampstead Gates, 38 Ryland Road. The site and building was previously known as (<i>the former Sir Richard Chichester School</i>). The building is located within the Inkerman Conservation Area. The building is Grade listed at the corner of Prince of Wales Road and Raglan Road).							

Relevant History

The relevant application history is listed below

March 2002 – PP granted - Conversion of existing disused school buildings plus associated alterations to accommodate 30 residential units with underground car park (accessed from Prince of Wales Road) and a day nursery space (Class D1); ref. PEX0100565.

March 2003 – CAC – granted - Conversion of existing disused school buildings plus associated alterations to accommodate 30 residential units with underground car park (accessed from Prince of Wales Road) and a day nursery space (Class D1); ref. LEX0100566.

Relevant policies

LDF Core Strategy

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)

CPG 2011.

Inkerman CAS:

Assessment

Situation

The former school building is of significant local historical interest, makes a positive contribution to the substantially to the Inkerman Conservation Area. Its key qualities are its overall form as seen from street level, and the boundary treatments of gates, railings, and wall which enclose the site.

Behind the stone gables, the existing roof has been substantially altered in recent years to accommodate the change of use to residential dwelling houses without reducing the perceived quality of the building.

The applicant wishes to add three dormer windows to improve the day lighting and ventilation inside the flat.

Proposal

- ✓ **A** : 2011/5719/P - Erection of three dormer windows to roof of existing flat;
- ✓ **B**: 2011/5848/L – Works in association with erection of three dormer windows to roof of existing flat.

The main considerations are: **a]** design, **b]** impact of roof extension on the appearance and historic fabric of the listed building and on the conservation area, **c]** neighbour amenity.

Design and appearance

The host building has a mixed roof form and comprises a gable, flat and pitched roof with an artificial slated finish and numerous dormer windows and rooflights. The proposal comprises the total of three new dormer windows and one replacement dormer window, associated with the application flat. The existing dormer has dimensions of 1.4m x 1.7m x 1.0m and comprise timber sash window with lead-clad cheeks.

Two of the proposed dormer windows would be located on roof pitches that are perpendicular with

Ryland Road. The third dormer is on a parallel sloop but is set back substantially from the road within the irregular roof pitches.

The proposed new dormer windows would mirror the detailed design, scale and proportions of the existing dormer window on the smaller gable roof. The dormers would be constructed using traditional detailing and would have timber framed sashes, lead cheeks also traditional leadwork, with timber batten rolls, flashed into the existing roofs and gutters with lead flashings. The proposed use of external materials are selected to be sympathetic to the appearance of the host building and to harmonize with the buildings historic fabric and be in keeping with the building aesthetic quality.

The proposed dormers in terms of their sizes and design is consistent with existing adjacent dormer and would not overly dominate the roof or result in a loss of roof form. More specifically, the proposed dormers would not be visible from Ryland Road and only partially visible from other residential units within the host building. Furthermore, the private views would not be overly dominant to warrant refusal of the dormer windows and they are acceptable.

The proposed roof alterations would not harm the special interest of the listed building or character and appearance of the Kentish Town CA of which it forms a part. The proposal is acceptable and complies with LDF policies DP24 and DP25.

Neighbour amenity

The proposed dormer windows would provide views and outlook across the remainder of the main roof and also due north along Ryland Road; not directly into the habitable rooms of the adjacent residential units. The height of the roof to be altered is much lower relative to the adjacent roof that lie due north and therefore no harm would cause by way of loss of day/sunlight and the proposed dormer windows are compliant with LDF policy DP26 and CPG guidelines.

Recommendation: Grant planning permission and listed building consent.

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