

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/01/2012	
		N/A / attached		Consultation Expiry Date:		22/12/11	
Officer				Application Number(s)			
Connie Petrou				2011/5346/P			
Application Address				Drawing Numbers			
96 SOUTH HILL PARK LONDON NW3 2SN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of two rooflights to front elevation and one roof light to side (south) elevation to residential flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed 24/11/11 Press notice advertised 01/12/11					
CAAC/Local groups* comments: <small>*Please Specify</small>		South Hill Park CAAC Objection Roof lights to front elevation harm streetscape. See paragraphs 2.2 – 2.3					

Site Description

The site comprises a four storey semi-detached building located on the west of South Hill Park. The building has been subdivided into 3 separate flats with the application property relating to the top floor flat.

The building is surrounded by mainly residential properties that have also been subdivided into flats. It is located within the South Hill Park Conservation Area and is identified in the South Hill Park Conservation Area Statement (CAS) as making a positive contribution to the character and appearance of the conservation area.

Relevant History

94 South Hill Park - The adjoining semi-detached property has two existing roof lights on the front roof slope. When these roof lights were installed is not indicated in the planning history as the property may benefit from permitted development rights.

Relevant 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 (as amended)
South Hill Park Conservation Area Statement

Assessment

1.0 The application is for the conversion of the attic space to additional habitable accommodation for the top floor flat. The proposal would involve the insertion of 2 x roof lights on the front roof pitch measuring 0.5m (l) x 0.35m (h) and a single roof light on the side roof slope (southern elevation) measuring 0.4m (l) x 0.35m (h).

Assessment

2.1 The proposal is for an additional habitable space for the top floor flat, and does not represent an unacceptable intensification of the existing residential use.

2.2 The roof lights are proportioned to be significantly subordinate in size and number and given the shallowness of the roof slope can barely be seen from the street. The roof lights are not considered to adversely impact upon the character and appearance of the building and wider streetscape.

2.3 The proposal has included conservation specification roof lights, which are appropriate to a conservation area, and are acceptable.

2.4 The proposed roof lights offer no opportunity to overlook neighbouring properties, and therefore amenity levels would be preserved.

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

Recommendation: Approve

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th January 2012.

For further information see

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