

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	29/12/2011
Members Briefing		N/A / attached	<b>Consultation Expiry Date:</b>	08/12/11
<b>Officer</b>			<b>Application Number(s)</b>	
Connie Petrou			2011/5603/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
71 Belsize Park Gardens London NW3 4JP			See 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>				
Replacement of dormer to front roof slope and enlargement of dormer and terrace on rear roof slope in connection with existing top floor flat (Class C3).				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		Full Planning Permission		

<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>07</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site notice displayed 14/11/11 Press notice advertised 17/11/11					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Belsize CAAC objection <ul style="list-style-type: none"> <li>• Lack of complete information on side elevation;</li> <li>• Overwide rear elevation terrace and doors;</li> <li>• Front elevation – removal of existing dormer that breaks the roofline is welcomed but the proposed pair of dormers are too large – one would be more acceptable;</li> <li>• There is no elevation but the existing plan shows one window to the current dining room/kitchen but the proposed plan of the ensuite has a window.</li> </ul> Officer's response: the drawings have been revised to clearly indicate the change proposed. see also paragraphs 2.1 and 2.3.					

## Site Description

The site relates to a 4 storey semi detached villa located on the south side of Belsize Park Gardens. The property is not listed but is located in the Belsize Park Conservation Area.

## Relevant History

2011/3465/P - Extension of existing dormers, enlargement of associated roof terraces and installation of associated balustrades to front and rear elevations of dwelling (Class C3) – Withdrawn 18/10/11

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (impact of development); CS6 (provide quality homes); CS14 (promoting high quality places and conservation of our heritage)

#### Development policies

DP2 (Make full use of Camden's capacity for housing); DP24 (secure high quality design); DP25 (conserving Camden's Heritage); DP26 (impact on occupiers and neighbours)

### Camden Planning Guidance 2011

### Belsize Park Conservation Area Statement

## Assessment

### Proposal

1.1 Planning permission is sought for:

- Replacement of two existing dormers on front roof slope with a single dormer with two timber sash windows;
- Enlargement of existing rear dormer and roof terrace to rear roof slope.

### Assessment

#### Dormer on front roof slope

2.1 The original proposal featured two separate dormers; these were considered too large and inconsistent with alterations of adjoining properties at roof level. The proposal has been altered to include a single dormer to the front.

2.2 The existing dormers are of modern design and have no historic or architectural merit and their removal is welcomed. The main existing dormer measures 2.2 (h) x 2.1 (w) x 4.4m (d) and is uncomfortably positioned close to the roof ridge, dominating the existing roof slope.

2.3 The proposed dormer would measure 1.65m (h) x 2.5m (w) x 2.6m (d) and be located in the middle of the roof slope with at least 0.5m separating it from the roof edges (complying with design guidance). The dormer is set back from the roof ridge by over a metre and is therefore considered to appear subordinate within the roof slope and would not dominate the roof form. Hence, it is considered that the proposed dormer would not have a detrimental impact on the appearance of the property. Many of the surrounding properties have undergone loft conversions involving the roof extensions of various descriptions. Hence, the proposal is considered to preserve and enhance the character and appearance of the conservation area.

2.2 The proposed dormer would not result in any overlooking or privacy issues given the windows face directly onto the street. All other amenities will be preserved.

### **Dormer and Roof Terrace on rear roof slope**

2.3 Many of the adjoining properties on Belsize Park Gardens have fairly large sized dormers and terraces on the rear roof slopes. The proposal involves an increase in the depth and width of the rear dormer by 2m x 1m respectively. The roof terrace has, in turn, increased in width to match the dormer width and proposes the removal of the existing timber panelled balustrade and its replacement with a metal balustrade painted black. Although the proposed terrace would be wider than existing, it would still maintain a reasonable distance from the eaves of the roof (approx. 1.2m). The proposed width and projection of the dormer is not considered to detract from the appearance of the building. The dormer would appear subordinate when read in line with the existing building and adjoining roof alterations. The proposed materials are suitable in the conservation area. It is therefore considered that the proposals would preserve and enhance the character and appearance of the conservation area, in accordance with LDF policies.

2.4 It is not considered that the use of the terrace would cause any significant increase in noise disturbance to neighbouring residents. The proposal is not considered to be harmful to the amenity of neighbouring occupiers with regard to its impact on sunlight, daylight, privacy and outlook.

Recommendation: Approve subject to conditions

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9<sup>th</sup> January 2012.**

**For further information see**

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