

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	09/01/2012
		N/A / attached		Consultation Expiry Date:	15/12/2011
Officer			Application Number(s)		
Fergus Freeney			2011/5574/P		
Application Address			Drawing Numbers		
2 A REDINGTON ROAD LONDON NW3 7RG			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 3x rooflights to side (west) elevation, 2x rooflights to front (south) elevation and 1x rooflight to side (east) elevation of dwelling house (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site notice: 18/11/2011 – 09/12/2011 Press notice: 24/11/2011 – 15/12/2011</p> <p>Objection received from adjoining neighbour on grounds that:</p> <ul style="list-style-type: none"> - The windows on the west facing roofslope have been installed already and overlook living room and bedroom windows in number 2 Redington Road. <i>Officer Comment: A condition will be added to ensure that these windows are obscure glazed and non-opening unless the opening parts are more than 1.7m above the floor of the room they are in.</i> - The windows are velux rooflights and have no relationship with the existing building or wider conservation area. <i>Officer Comment: The windows on the front roof slope are permitted under the General Permitted Development Order (and therefore do not require planning permission), the windows at the side are well hidden from public view.</i> - The windows impact upon the setting of an adjoining Grade II Listed Building. <i>Officer Comment: Please see para 2.6</i> 					
CAAC/Local groups* comments: *Please Specify	Redington Frognal CAAC – No objection.					

Site Description

The site is located on the north side of Redington Road, it comprises a detached single family dwelling house.

The building is not listed, but is within the Redington Frogna Conservation Area.

Relevant History

PW9702402 - Erection of detached three storey house with basement garages of the frontage of Redington Road. *Refused 04/09/1997 – granted on appeal 08/06/1998*

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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Redington Frogna Conservation Area Statement

Assessment

1.0 Proposal:

1.1. Permission is sought for the installation of 3x rooflights to the side (west elevation), 2x rooflights to the front (south elevation) and 1x rooflights to the side (east elevation).

2.0 Assessment:

2.1 The 2x rooflights on the front roofslope would be permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 2008 (as amended) as the property is a single dwelling, the alteration would not protrude more than 150mm beyond the plane of the roof slope nor would it would not be higher than the highest part of the existing roof. The property is not covered by an article 4 direction, nor are there any conditions attached to the appeal decision removing permitted development rights.

2.3 The rooflights at the side elevations (3x on the east and 1x on the west) would be conservation grade, with minimal projection. Given the nature of the site, with the property being set back from the street the windows at the side roof slopes would not be highly visible.

2.4 The adjoining neighbours at 2 Redington Road have objected to the windows in the west elevation given that they overlook a living room and bedrooms. In order to reduce the impact on these windows a condition will be added requiring that they are obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is located.

2.5 It is not considered that the addition of 1x velux window in the east elevation would have a significant impact on privacy given that the adjoining neighbour is some distance away, it is not considered necessary to apply the above condition to this window.

2.6 It is not considered that the roof lights would have a detrimental impact on the character or setting of the adjoining Grade II listed building at 2 Redington Road – they are considered to be minor additions which will not be overly visible in long views of the street and the integrity of the listed building will be maintained.

Recommendation: Grant Planning Permission

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/>