

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	04/01/2012		
		N/A / attached		<b>Consultation Expiry Date:</b>	15/12/2011		
<b>Officer</b>			<b>Application Number(s)</b>				
Joe Purcell			2011/5590/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
57 Howitt Road LONDON NW3 4LU			Refer to draft 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>							
Extension of time for previously approved application 2008/5346/P for alterations to the roof including rooflights and dormer window with inset terrace at rear in connection with conversion of existing flat to a maisonette.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Renewal of 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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 18/11/2011 expiring 09/12/2011: No response Press notice advertised 24/11/2011 expiring 15/12/2011: No response					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Belsize CAAC: No objection					

## Site Description

The application site is a three-storey end-of-terrace property with a single-storey rear addition. The property has been divided into three flats, this application relates to the top floor flat. The property is located on the eastern side of Howitt Road within the Belsize Park Conservation Area; the property also has an Article 4.

## Relevant History

**2008/5346/P** Alterations to the roof including rooflights and dormer window with inset terrace at rear in connection with conversion of existing flat to a maisonette.

*Granted 12/01/2009*

**2004/4477/P** Rear dormer and terrace and rooflights on the front roof slope.

*Refused 28/01/2005*

## 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

### Belsize Park Conservation Area Statement

## Assessment

**Proposal:** The applicant seeks to extend a previously approved application (2011/5590/P Granted 12/01/2009) for a dormer roof extension with an inset roof terrace and two roof lights in the upper section of the rear facing plane of the roof and the installation of two rooflights to the upper section of the front facing plane of the roof. The extension would provide additional habitable floor space in the existing loft space for the flat. The principle considerations are design and impact upon amenity.

**Design:** A number of properties within the terrace (No.55, No.49, No.43 and No.41) have constructed similar and larger roof extensions in the upper plane of the rear roof slope. The roof extension and inset terrace are considered to comply with the SPG on design. The dormer is set down from the ridge and in from the parapets and subordinate in size compared to the existing roof. The extension could not be viewed from the street and would not have a detrimental impact on the character and appearance of the conservation area. Views of the property are concealed by the adjoining 4-storey block of flats so views of the proposed roof extension would be limited and not seen from the public realm. The proposed flush rooflights on the front roof slope are subordinate and positioned uniformly and are considered acceptable.

**Amenity:** There are not considered to be any adverse amenity implications from the proposed scheme for adjoining occupiers. This is in terms of sunlight and daylight matters. Overlooking of rear gardens from the proposed dormer and balcony would be no more adverse than existing from the windows directly below in the lower slope of the roof.

**Recommendation:** Grant subject to condition

### Disclaimer

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