

Delegated Report		Analysis sheet		Expiry Date:	04/01/2012	
		N/A / attached		Consultation Expiry Date:	15/12/2011	
Officer			Application Number(s)			
Joe Purcell			2011/5590/P			
Application Address			Drawing Numbers			
57 Howitt Road LONDON NW3 4LU			Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
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.						
Recommendation(s):		Grant Planning Permission				
Application Type:		Renewal of Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		Site notice displayed 18/11/2011 expiring 09/12/2011: No response Press notice advertised 24/11/2011 expiring 15/12/2011: No response				
CAAC/Local groups* comments: <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

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