

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		05/01/2012	
		N/A / attached		Consultation Expiry Date:		19/12/2011	
Officer				Application Number(s)			
David Glasgow				2011/5691/P			
Application Address				Drawing Numbers			
77 RAVENSHAW STREET LONDON NW6 1NP				Refer Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear dormer roof extension and installation of 2x rooflights to front roofslope of dwelling (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	<p>The occupiers of 4 adjoining properties were notified of the application.</p> <p>One letter of objection was received on the grounds that the proposal would result in overlooking of the garden of no.79</p> <p>Officer response: The proposed terrace has been removed from the application reducing any potential overlooking. The proposed dormer would not result in any overlooking of the neighbouring rooms or garden over and above that currently experienced from existing upper floor windows.</p>						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

The site is a two storey mid terraced property located on the south side of Ravenshaw Street. The site does not lie within a conservation area. The property is divided into 2 self contained flats.

Relevant History

2011/ 3654/P - Erection of a full width dormer in rear roofslope, installation of 2 x rooflights on front roofslope, alterations to roof of rear projecting wing to create roof terrace including installation of door and balustrading all in connection with existing first floor. Refused 22/09/2011.

Reason for refusal; The proposed rear roof extension, by reason of its height, bulk, and design, would be detrimental to the appearance of the roofscape of the host building and the area generally contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Relevant policies

LDF Core Strategy and Development Policies

DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours
CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

Camden Planning Guidance 2011

CGP1 - Design

Assessment

1.0 Proposal

- 1.1 Planning permission of sought for the erection of a full width dormer on the rear roof slope and the installation of 2x roof lights on the front roof slope.

2.0 Design

- 2.1 The application is a resubmission of a previously refused scheme. The assessment of the current application is therefore based on whether the scheme as amended overcomes the previous reasons for refusal which were overall height, bulk and design.
- 2.2 Camden Planning Guidance states that roof additions are likely to be acceptable where the alterations are architecturally sympathetic to the age and character of the building and would retain the overall integrity of the roof form. The assessing officer's main objection to the previous proposal was the appearance of the dormer as an additional storey owing to its location flush with lower eaves. Unlike the previous scheme, the current scheme has been raised above the lower eaves, reducing its bulk and overall impact on the host building. The removal of the access door and terrace, and insertion of timber sash windows aligned with lower floor windows also contribute to a much more balanced and harmonious rear elevation. The dormer would be clad in hanging tiles to match the tile of the existing roof and although still large, is considered to be a significant improvement on the refused scheme.
- 2.3 Being full width and not set down 0.5m from the roof ridge the proposed dormer does not fully comply with CPG however there are numerous examples of full height, full width dormers on the south side of Ravenshaw Street including nos. 61, 63, 67, 83, 91, and 93, many constructed under permitted development. Whilst Policy DP24 states that past alterations or extensions to surrounding properties should not necessarily be regarded as precedent for subsequent proposals, it is considered that full width dormers do form a prominent characteristic of the area and that the proposed dormer would not be out of keeping with this character. Furthermore the site backs onto a railway line and is not readily visible from either public or private views
- 2.4 Although not fully complying with CPG, it is considered, taking into account the prevalence of large full width dormers in the vicinity, the rear position facing the railway line and location not within a conservation area, that the amended scheme on balance, would not result in demonstrable harm to the appearance of the host building or wider terrace.
- 2.5 Two conservation style roof lights are proposed on the front elevation. Rooflights are a common feature of front roof slopes in Ravenshaw Street and no objection was raised to this element in the previous application. As such they are considered acceptable.

3.0 Ceiling height

3.1 The residential development standards contained within CPG prescribe a minimum ceiling height of 2.3m over at least half the floor area above 1.5m, in order to ensure roofs have an adequate pitch to accommodate dormers without the need for raising the roof ridge. Owing to the shallow roof pitch, the internal ceiling height of the current proposal is 2.1 metres, the same as the previously refused scheme. No objection to the ceiling height was raised by the assessing officer when considering the previous application and as discussed above, in the surrounding context the scale of the proposed dormer is considered acceptable. The suitability of the room as a bedroom as indicated on plan is not a material consideration of the application as the property is already in residential use and the room may be used for anything incidental to the enjoyment of that use, for example as a study, storage room etc. Furthermore minimum ceiling heights are no longer prescribed by the Building Regulations 2010. Overall the ceiling height of 2.1m is considered acceptable.

4.0 Amenity

4.1 The proposed roof extension would not extend forward of the existing eaves so would not affect daylight or sunlight to neighbouring properties, nor would there be overlooking to neighbouring rooms

5.0 Recommendation

Grant Planning Permission.

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