

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
David Glasgow				2011/4306/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
102 Constantine Road London NW32LS				Refer 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>							
Conversion of 2 x one bedroom self contained flats into a 1 x two bedroom flat at first and second floor level including loft conversion to provide living space; alterations to include replacement of existing rear dormer with new rear dormer with French doors and rooflight, replacement of existing balustrade and raising of rear parapet, enlargement of two side facing windows, new walk on rooflight to roof terrace and new rooflights to front roof slope to residential flat (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		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	13	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site Notice: 14/09/2011 to 05/10/2011 Press Notice: 22/09/2011 to 13/10/2011 No representations received as a result					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Mansfield CAAC:</b> Objection - The overall effect of the double dormer totally overpowers the rear roof pitch in this location, easily viewed from a road. The bulky railings add to the excessive disturbance of the terrace within the CA.  <b>Officer Comment:</b> See section 4.0 below.					

## Site Description

The site is a mid -terraced three storey property located on the southern side of Constantine Road near the corner of Constantine Road and Lisburne Road. The building is not listed but is located within the Mansfield Conservation Area. The application relates to the first and second floor flats.

## Relevant History

**2011/0130/P:** pp **granted** for the erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3) at 84 Constantine Road. 10/03/2011

**9400984:** pp **granted** for the formation of a roof terrace and dormer access at rear 3rd floor level at no. 78 Constantine Road. 13/10/1994

**9201269:** pp **granted** for the creation of a dormer window to the rear elevation of no. 88 Constantine Road. 08/07/1993

**8803645:** pp **granted** for the erection of roof extensions at front and rear and the formation of a rear roof terrace at no. 80 Constantine Road. 13/07/1988

**8500348:** pp **granted** for the erection of a roof extension and balustrade at no 76 Constantine Road. 15/05/1985

## 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

### Development Policies

DP2 – Making Full use of Council's capacity for housing

DP5 - Homes of Different sizes

DP6 – Lifetime homes and wheelchair homes

DP19 – Managing the impact of parking

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

### 1.0 Amendments

**1.1** The existing rear dormer structure was to be partially incorporated into the new dormer resulting in the creation of a disjointed, bulky and visually dominant double dormer. Following advice from officers it is now proposed to remove the existing dormer and replace it with a single central dormer. Other amendments include the reduction in size of the proposed rear dormer, amendments to the proposed terrace railings and rear parapet to match the neighbouring property at 104 Constantine Road, a reduction in size of the proposed rooflights and alignment with lower floor windows and the removal of a proposed door at rear first floor level which was to replace an existing window.

### 2.0 Proposal

**2.1** Planning permission is sought for:

- a. conversion of existing 2x 1 bedroom flats at first and second floor level into a 1x 2 bedroom flat;
- b. the installation of two conservation type rooflights to the front roof slope;
- c. the erection of a rear dormer with French doors;
- d. the raising of the rear parapet and erection of railings around the existing roof terrace
- e. the lowering of the cill height of two first floor side facing windows on the western side of the existing rear projection.

### 3.0 Change of use

**3.1** The proposed loss of one residential unit to create a single residential unit is in line with policy DP2 as it does not involve the loss of two or more residential units. The proposal will involve the creation of a two bedroom dwelling which will provide a good standard of residential accommodation, in accordance with Policy DP5. On this basis, the proposal is considered acceptable. As the property would result in the net loss of one unit on site it would not result in any increased pressure to on street car parking and therefore complies with Policy DP19. The application has outlined the means to meet lifetime homes standards where practicable, and so the conversion is considered to comply with Policy DP6.

### 4.0 Design

**4.1** The principle of dormers is well established along Constantine Road with most other properties within this section of the terrace, between Mackeson Road and Lisburne Road, benefiting from large rear dormers including neighbouring No. 104. The existing rear dormer structure is considered to detract from the character of the host building and its replacement with the proposed traditionally designed dormer is considered to significantly enhance the character and appearance of the rear roof slope. The proposed dormer would be located centrally within the roof slope well in from the eaves and below the roof ridge. The dormer would comply with CPG with the exception of the proposed French doors which would cut through the lower eaves to provide new access to the existing terrace. This arrangement is considered acceptable given the need to provide access to the terrace, following the removal of the existing access. Furthermore the rear roof slope of the property is not visible from the public realm with only very limited private views available from a small number of rear windows of properties along Mackeson Road to the west. The proposed dormer due to its sensitive design and secluded location is not considered to harm the character and appearance of the host building streetscene or conservation area.

**4.2** Presently the property benefits from wrought iron railings around the perimeter of the roof terrace. It is proposed to replace these railings with a combination of a raised parapet and reduced lightweight metal railings. The proposed raised rear parapet would match the parapet height at no. 14 rationalising the relationship between the rear elevations of these properties. The proposed railings would be a discreet lightweight design and setback from the parapet edge and therefore largely screened from public view. It is considered that the proposed parapet and railing arrangement would improve the appearance of the rear elevation and would not result in harm to the character and appearance of the host building or conservation area.

**4.3** The proposed front roof lights would be conservation style sitting flush with the roof slope. They would be aligned with lower floor windows and of a sufficiently small size so as not to be visually dominant. Front roof lights are part of the established character along Constantine Road and it is considered that well designed and sensitively located rooflights such as those proposed would not harm the appearance of the front elevation of the building or the conservation area.

**4.4** The cill height of the west facing windows of the existing rear projection at first floor level would be lowered by approximately 0.5m. The windows would be timber framed and traditional in appearance and would not be visible from the public realm. The proposed change would not result in any harm to the existing vertical or horizontal rhythm of the western elevation and is not considered to harm the character and appearance of the host building or the conservation area.

### **5.0 Amenity**

**5.1** The proposals would not result in any reduction of sunlight, daylight, outlook or privacy to neighbouring properties

### **6.0 Recommendation**

Grant Planning Permission

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 07<sup>th</sup> November 2011.**

**For further information see**

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