

Delegated Report		Analysis sheet		Expiry Date:		26/10/2011	
		N/A / attached		Consultation Expiry Date:		28/09/11	
Officer				Application Number(s)			
Connie Petrou				2011/4192/P			
Application Address				Drawing Numbers			
27D Lady Somerset Road London NW5 1TX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a new velux window to the front elevation, enlarged dormer window to the side elevation in connection with a loft conversion, the replacement of existing window with new doors and the erection of a rear cockpit dormer with roof terrace in association with the use as residential flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 07/09/11 No comments received					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application site is located on the south side of Lady Somerset Road and comprises a three-storey semi detached property. The surrounding area is residential in nature and characterised by similar terrace and semi-detached houses some of which have existing roof extensions.

There is an existing dormer in the side roof slope.

The property is not listed and is not within a conservation area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (impact of development); CS6 (provide quality homes); CS14 (promoting high quality places and conservation of our heritage)

Development policies

DP2 (Make full use of Camden's capacity for housing); DP24 (secure high quality design); DP25 (conserving Camden's Heritage); DP26 (impact on occupiers and neighbours)

Camden Planning Guidance 2011

Assessment

Proposal

Planning permission is sought for the installation of a side dormer, front rooflight and inset roof terrace at rear roof level. The proposed dormers would have gable end roofs and be located at least 0.5m from all the roof edges. The external cladding would be slate to match the existing roof.

Assessment

Side Dormer

- The proposed dormer (1.4m (h) x 1.7m (w) x 2.4m (d)) is located in the middle of the roof slope with at least 0.5m separating them from the roof edges (complying with design guidance). It is considered that the dormer would appear subordinate within the roof slope and would not dominate the roof form. Hence, it is considered that the proposed dormer would not have a detrimental impact on the appearance of the existing dwelling house.
- Many of the surrounding properties have undergone loft conversions involving the roof extensions of various descriptions. Furthermore, due to the three-storey height of the surrounding buildings roof extensions are not highly visible from the street scene. Hence, the proposal is not considered to be detrimental to the character and appearance of the surrounding area.
- There are no windows in the neighbouring roof slope. The proposed dormer is not proposed to result in any overlooking or privacy issues.

Rooflight

- The proposed rooflight measures 0.7m (h) x 0.7m (w) and would therefore appear subservient to the windows below. The roof light would offer no opportunity to overlook neighbouring properties, and therefore amenity levels would be preserved.

Roof Terrace

- The provision of a roof terrace at the property which currently has no private outdoor amenity space is welcomed in principle. The inset roof terrace would not be visible from the public highway nor from adjacent residential dwellings given the set back of the building and the positioning of the terrace behind the roof apron. The terrace parameters comply with Figure 7 contained in chapter 5 (Roof, terraces and balconies) of the CPG. The proposed alterations are not considered to harm the appearance of the host building due to its modest size and concealment.
- It is not considered that the use of the small terrace would cause significant noise disturbance to neighbouring residents, particularly as it would be well screened from its closest neighbours;
- The proposal is not considered to be harmful to the amenity of neighbouring occupiers with regard to its impact on sunlight, daylight, privacy and outlook.

Recommendation: Approve subject to conditions

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