

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/09/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jamie Forsman				2011/3940/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
51 Westbere Road London NW2 3SP				Refer to 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>							
Erection of dormer in rear roof slope to accommodate door and creation of roof terrace at rear second floor level with associated stairs & railings and roof light in side roofslope all in connection with existing dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>02</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	None received						
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	N/A						
<b>Site Description</b>							
A 2-storey semi-detached house on the south side of Westbere Road. It does not lie within a conservation area.							
<b>Relevant History</b>							
2010/5047/P Retrospective application for erection of single storey side extension, installation of new window in flank wall at first floor level, and installation of a solar panel to rear flat roof of dwelling house (Class C3). <b>Granted</b> 13/12/2010							
EN10/0392 Extension being built to the side and the rear of the property. The foundations have been dug by the builders who are currently on site.							
EN10/0708 Single storey rear extension has been built at the property.							
<b>49 Westbere Road:</b> 2007/1368/P - Alterations at roof level, including conversion of the side hipped roof to a gable-end roof, erection of a staircase enclosure and projecting rooflights on the rear roof slope, and creation of a roof terrace on the 2 storey rear extension, in connection with existing dwelling house. <b>Granted</b> 03/05/2007.							

## Relevant policies

### LDF Core Strategy and Development Policies

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

### Camden Planning Guidance 2011

## Assessment

The proposal seeks to form a small flat roof dormer in the existing rear roof slope of the host property to provide access to the proposed roof terrace. The dormer would project 1m from the roof slope and be set approximately 900mm below the buildings primary ridgeline. The dormer addition would accommodate a door which in conjunction with a small external staircase and associated balustrade would provide for safe access to the first floor roof level, and in affect allow for the creation of a roof terrace. A new velux rooflight to the west facing/side roof elevation is also proposed.

**Main Considerations:** Impact on the character and appearance of the building and impact on amenity of neighbours

**Design:** The application site is not located within a conservation area and the existing rear elevation of the host building, is visually concealed from the street scene and wider public vantage. The proposed dormer is of a modest size and scale and discretely placed within the rear roof elevation; in affect it would form a subordinate feature of the roofscape. The dormer appears to be borne out of necessity accommodating a doorway to an external staircase which would lead down to the roof terrace area, and does not seek to expand the internal living quarters at second floor level. The associated roof terrace balustrade design would be of timber construction and draws from that currently used on the neighbouring property at 49 Westbere Road.

Roof alterations and rear dormer additions of varying design appear to prevalent in this location and both adjoining neighbours have rear roof terraces, in affect the proposed scheme is consistent with the surrounding pattern of development. Visual impacts when viewed from wider vantages to the rear/south of the property are generally concealed by mature vegetation beyond the sites rear boundary and the existing railway line further south provides a visual buffer from public/private views.

The proposed velux rooflight to the side roof elevation would be an incidental feature of the roof slope and would be only partially visible from the street scene. No design concerns are raised in this respect as roof lights are common in this location, and the single rooflight proposed would not have a significant impact upon the appearance of the building.

**Impact upon neighbours:** The proposed roof terrace will immediately adjoin the consented roof terrace at 49 Westbere Road and is of similar design in terms of the roof space it will occupy and its projection. The existing roof terrace at 53 Westbere Road is also visible albeit set at a slightly lower level.

The roof terrace is set back from the rear roof edge, in part due to the presence of an existing solar panel. This is beneficial in terms of maintaining neighbour privacy as it avoids any overlooking into the rear garden areas of neighbouring properties. The proposed rooflight would not allow for direct views into the windows serving habitable rooms at the neighbouring property at 53 Westbere Road and is considered acceptable. The dormer projection is set well behind the rear second floor level wall of 49 Westbere Road and would not result in any loss of light or obstruction of outlook to this property.

**Recommendation:** Grant planning permission subject to conditions

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