

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	10/10/2011	
		N/A		<b>Consultation Expiry Date:</b>	09/09/2011	
<b>Officer</b>			<b>Application Number(s)</b>			
Ben Le Mare			2011/4161/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
10 Solent Road London NW6 1TU			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>						
Installation of a 'glass-box' dormer extension to rear roofslope and roof of rear wing, installation of window extending from rear first floor level to dormer, installation of window in side elevation of rear wing, and change of use from a House in Multiple Occupation to single-family dwellinghouse (Class C3)						
<b>Recommendation(s):</b>		Refuse 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	<b>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		One letter of objection has been received from the occupiers of No.49 Narcissus Road. They consider that the glass box element of the proposed dormer extension will result in a loss of privacy.				
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A				

## Site Description

The application site is an attractive two storey terraced property, located on the east side of Solent Road near the junction with Pandora Road. The property was previously occupied as a HMO, but currently remains vacant. The site is not in a conservation area.

## Relevant History

**2010/5604/P** - Change of use from HMO (house in multiple occupation) (Class C4) to dwelling house (Class C3) – granted a CLU (proposed) on 17/12/2010

## 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

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance - Adopted 2011

CPG 1 (Design)

CPG 2 (Housing)

CPG 6 (Amenity)

## Assessment

### The Proposal

The application proposes to change the use of the property from a HMO to a single family dwelling (Class C3) and the installation of a 'glass-box' dormer extension to rear roofslope and roof of rear wing, installation of window extending from rear first floor level to dormer and installation of a window in the side elevation of rear wing.

### Assessment

The main issues raised by this application relate to the use of the property, design/visual impact and residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

### Land Use

The application includes a change of use of the property from a HMO to a single family dwelling (Class C3), which was granted a Certificate of Lawful Use (proposed) under application 2010/5604/P in December 2010. A site visit on the property in September 2011 confirmed that some works were being undertaken to the internal arrangement of the property and facilities such as kitchen surfaces and bathrooms had been removed. As the property was not in an entirely habitable state it is considered that the change of use had only been part implemented.

### Design/Visual Impact

The application proposes a dormer on the side and the rear of the building's roof slope. The proposal includes two roof lights on the top sections of dormer and a 'glass-box' positioned between the first floor rear elevation and the roof's ridge line.

CPG 1 (Design) requires extensions to be secondary to the building being extended and thereby respect and preserve the original design and proportions of the building, including its architectural period and style. The proposed insertion of a 'glass-box' would result in the removal of a traditional timber sliding sash window, surrounding brickwork from the first floor rear elevation and a section of the property's eaves and would represent an incongruous and alien addition to a property of this period and architectural style.

As shown on proposed drawing 528.262A, the rooflights on the top of the dormer extension will project slightly

beyond the ridge of the roof. This is contrary to the guidance set out in CPG1 (Design), which requires for dormer windows and associated rooflights to be set a minimum of 0.5m below the roof's ridge line.

The proposed glass-box dormer extension by reason of its design, massing and bulk is considered to harm the architectural character of the host building and therefore fails to comply with the development standards set out in Camden CPG 1 (design) and Policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the LDF and should therefore be refused on this basis.

The application also proposes to re-instate a bricked up window on the first floor side elevation of the property. As the proposed timber sliding sash design of the window matches those on the property it considered to be welcomed alteration.

#### Residential Amenity

The application proposes to obscurely glaze the side section of the 'glass box' and the proposed window at first floor level to protect the privacy of the occupiers of No.8 Solent Road.

The properties along Narcissus Road, adjoining the rear boundary of the application site, are over 20m from the proposed 'glass-box' and there will be no loss of privacy to the occupiers.

By reason of its siting, the proposed dormer and rooflights will not impinge on the outlook, or sunlight and daylight of neighbouring residents.

There will be no identifiable harm to the living conditions of neighbouring residents and the proposal is therefore in accordance with Policy DP26 (Managing the impact of development on occupiers and neighbours) of the LDF.

#### Recommendation

Refuse planning permission

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