

Delegated Report		Analysis sheet		Expiry Date:		25/05/2011	
		N/A		Consultation Expiry Date:		05/05/2011	
Officer				Application Number			
John Sheehy				2011/1548/P			
Application Address				Drawing Numbers			
15 Priory Road London NW6 4NN				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Installation of dormer window and 2 rooflights in front roof slope and dormer window in rear roof slope of existing dwelling.							
Recommendation:		Grant conditional permission					
Application Type:		Full planning permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	25	No. of responses	0	No. of objections	0	
Summary of consultation responses:	Site and press notices displayed for 3 weeks. No comments, objections or expressions of support received from neighbouring occupiers.						
CAAC/Local groups comments:	No response to date.						
Site Description							
The site is located on the western side of Priory Road. The building on the site is a semi-detached villa comprising lower ground, upper ground and first floors. It is finished in white stucco and divided into 2 self-contained flats. The site is located in Priory Road Conservation Area (CA) and the building is identified as making a positive contribution to the character and appearance of the CA.							
Relevant History							
<p>April 2010 Planning permission <u>refused</u> for erection of dormer windows to the front and rear elevation of existing dwelling, ref. 2010/1014/P.</p> <p>Reason for refusal: <i>The proposed dormer roof extensions, by reason of their scale, design and position on the roof, would be incongruous additions and harmful to the character and appearance of the host building, street scene, and wider conservation area contrary to policies B1 (General design principles), B3 (Alterations and extensions), and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.</i></p>							
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							
DP24 Securing High Quality Design							
DP25 Conserving Camden's Heritage							
DP26 Managing the impact of development on occupiers and neighbours							
Camden Planning Guidance 2006 and 2011							
Priory Road Conservation Area Statement							

Assessment

Following the refusal of the application in April 2010 the applicant has reduced the size of the dormers and altered their position. Further revisions have been received during the application period.

The proposed front dormer would be 2.2m wide and would project by 2.35m from the plane of the front roof slope.

The proposed rear dormer would be 2.2m wide and would project by a 3.1m from the plane of the rear roof slope.

There are various roof styles in the road including hipped, gabled, and parapet. There are also front dormers, some of which are inappropriate in their size, location or design and detract from the appearance of the CA. The Priory Road Conservation Area Statement further acknowledges that some roof extensions have been detrimental to the CA and further extensions should respect the integrity of the existing roof form.

The size of both proposed dormers would be proportionate to the roofslope to which they would be added and the dormers would have a clearance of over 500mm to the ridge, eaves and sides of the respective roof slopes - the eave at the front of the property is hidden from view behind a strong parapet line. The proposed dormers would follow the guidelines set out in Camden Planning Guidance: they would safeguard the visual integrity and visual robustness of both roofslopes. The detailed design of the dormer including lead cheeks and timber-framed windows is also considered acceptable.

One rooflight is proposed to the rear roof slope. This would be modest in size and, given its location on the rear roof, would not be visible from any streets or public open spaces. The drawings indicate that the rooflight would be flush with the rear roofslope: a condition is attached to ensure that this is implemented.

The works would safeguard the appearance of the building and preserve the character and appearance of the Conservation Area.

Given the scale, form and location of the proposed dormers as well as the separation from neighbouring properties the proposal is not considered to have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook, privacy or light pollution.

Recommendation: grant conditional permission.

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