

Delegated Report	Analysis sheet	Expiry Date:	13/04/2011
	N/A	Consultation Expiry Date:	18/03/2011

Officer	Application Number
Jennifer Walsh	2011/0707/P

Application Address	Drawing Numbers
Flat B 17 Leighton Place London NW5 2QL	Please refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposals
Erection of dormer extension to east and west roof slopes including creation of roof terrace with new sliding doors to west elevation of existing upper floor maisonette (Class C3)

Recommendation:	Grant Planning Permission
Application Type:	Full Planning Permission
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed from 23/02/2011 – 16/03/2011.					
CAAC/Local groups comments:	N/A					

Site Description
The application site is a three storey warehouse building which is split into two residential units on the first and second floor levels. The property is located at the end of a cul-de-sac on the south side of Leighton Place. The area comprises a mix of commercial and residential uses. The property is not located in Conservation nor is it a listed building.

Relevant History
None relevant

Relevant policies
LDF Core Strategy and Development Policies
Core Strategies
CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development),
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)
Development Policies
DP22 (Promoting sustainable design and construction)

Assessment

Proposal

The application seeks planning permission for the erection of one dormer window to the east roofslope and one to the west elevation of the existing building to accommodate further habitable accommodation for the existing top floor flat. The dormer windows are to project approx 2.6m from the roof slope and the proposed dormer to the west elevation is to open up onto a proposed roof terrace accessed through sliding glass doors. A glazed balustrade is to be provided to a height of 1.1m to surround the proposed terrace. The proposed dormers are to be approx. 7.8m in length and 1.7m in height from the existing roof slope. The two dormers are to be set in approx 0.8m from the ridge and 1.5m from the front elevation and 0.8m from the rear elevation. Six rooflights are also proposed to be inserted, with two smaller rooflights being located to the front of the property, two to the roof of the east elevation dormer and two towards the rear of the proposed roof.

Revisions have been received to show a set back of 0.8m from the rear elevation. The proposals also previously included building up the height of the existing brick parapet to 1.1m to surround the proposed roof terrace. However, due to the perceived dominance of building the brick parapet up to a height of 1.1m this element has been replaced with a glass balustrade and the location of the balustrade has also been pulled off the rear elevation by 0.8m to sit in line with the proposed dormer.

Main Considerations

- Impact on the character and appearance of the building and the wider area
- Impact on amenity of neighbours

Design

Whilst the application site is not located within a conservation area, the rear of the property is visible from Islip Street which falls within the Bartholomew Estate Conservation Area. There are many examples of dormer windows on the side roofslopes along Leighton Place including on the neighbouring site. It is considered that the proposed dormers on both roof slopes are suitably proportioned and do not dominate the front or rear elevation. The proposed dormer to the east elevation does not have any windows to the side elevation and relies on rooflights for their natural light. The rooflight is not deemed visible from the public realm and is considered acceptable. To the west elevation large sliding doors are to open up onto the proposed roof terrace. Due to the height of the building and due to the location of the building being at the end of a terrace, it is not considered that this element would be read as a detrimental addition to the application site. On account of their design, scale and proportions and position on the elevations the proposed dormers are deemed acceptable. They would not cause harm to the character and appearance of the wider area nor the host property. It is considered that the form and scale of the dormers relate to the façade below as well as the neighbouring dormer windows and as such appears as a separate projections from the roof surface. It is therefore taken to be consistent with the Camden Planning Guidance.

It is not considered that the proposed rooflights would be visible from the public realm nor neighbouring properties due to the height of the building and the parapet walls to the front and rear elevation. Therefore, the installation of such additions would not have a detrimental impact on the host property nor the wider area and are therefore considered acceptable.

Amenity

Whilst it is accepted that the neighbouring property hosts a similar dormer window facing the east elevation of the application site, this dormer does not have any windows looking onto the application site. It does have one door which provides access onto a small roof terrace. However, as the proposed dormer to the east elevation does not have any windows, only two rooflights, it is not

considered that this proposal would increase the amount of overlooking experience from or to the neighbouring property.

It is not considered that the proposed dormer windows would impact on the sunlight nor daylight to the neighbouring properties and is considered to be consistent with planning policy in this instance.

In relation to the proposed roof terrace to the west elevation, due to the application site being an end of terrace property and being one storey higher than the neighbouring property to the west; it is not considered that the proposal would result in a detrimental impact on terms of overlooking into habitable rooms as the roof terrace overlooks rooftops.

The proposed dormer windows, roof terrace and rooflight addition and alterations are considered acceptable in design terms as they would be subservient to the parent building, would respect the original design of the building and the wider terrace and is unlikely to have any negative impact on the character and appearance of the wider area.

Recommendation: Grant Planning Permission

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