

Delegated Report		Analysis sheet	Expiry Date:	31/01/2011
(Members Briefing)		N/A / attached	Consultation Expiry Date:	13.1.11
Officer			Application Number(s)	
Charles Thuaire			2010/6324/P	
Application Address			Drawing Numbers	
37 Chetwynd Road London NW5 1BX			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear roof dormer and 2 front rooflights in association with creation of additional habitable accommodation in attic for 2 nd floor flat (Class C3).				
Recommendation(s):		Grant permission		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	24	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Plus site notice and press advert- no response					
CAAC/Local groups* comments: *Please Specify	<p><u>Chetwynd and Twisden Rd Res Assoc-</u> object- This part of road retains part of its original roofscape and with minimal impairment of pre-CA conversions, visible from public realm. Previous refusal shows it is unsuitable for roof conversion. Does not comply with CPG on min headroom for habitable rooms (2.3m) without raising ridge, nor on size/depth/location. No rooflights permitted at front if non-habitable accommodation and should be flush with roofslope. Similar refusals at nos 32 and 40, thus this one should be refused.</p> <p><i>Officer note- scheme has been since revised to comply with CPG advice on design and size- see assessment for more details. Headroom for dormer is 2m which is deemed adequate for an additional room to an existing flat, noting that there is no Building Regulation minimum requirement for this.</i></p> <p><u>CTRRA-</u> objection to revision received 31.1.11- maintaining that headroom is still below CPG standards and would set a dangerous precedent for other loft extensions in area; Chetwynd Rd is only minimally impaired by pre-CA conversions.</p> <p><u>Dartmouth Park CAAC-</u> objection received 31.1.11- roofscape highly visible from properties in other streets; pitch of roof makes it unsuitable for loft conversion, problems with insulation; veluxes will not be flush; no other dormers allowed since adoption of DPCAAMS in 2009, concern that officers are undermining DPCAAMS.</p>					

Site Description

Mid-terraced 3 storey property on north side of Chetwynd Road, divided into flats on each floor; has tiled roof which is bowing and needs replacing and has rear windows in mixture of timber sashes and PVC casements. Located in Dartmouth Park Conservation Area. Although not listed, No's 1-67 (odd) are identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

18.8.04- pp refused for rear dormer and front rooflight on grounds of size and bulk (it entailed a full width dormer and was for a different applicant)
9.12.74- pp granted for change of use to 3 flats and 2 storey rear extension

Relevant policies

Local Development Framework Core Strategy and Development Policies
CS1 - Distribution of growth
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

CPG
Dartmouth Park CAAMS

Assessment

1. Proposal- Erection of large rear roof extension and 2 front conservation velux rooflights; rear extension would be full width and full height extending back to rear wall and would have tile hanging and 2 differently sized windows; accommodation provided would be an additional bedroom with en-suite in loft.

1.1 Revision- During the course of the application the rear roof extension dramatically downscaled in size to appear as a dormer, following officer advice to comply with CPG. It will now be 2m wide, set back from eaves and ridge and with 2 sash style timber windows and tile hung cheeks.

2. The principle of a roof dormer is considered acceptable - the roofscape along this side of the road is not unimpaired by later post-CA dormers as the Association states: although later dormers exist at the rear of no's 23,25 and 57 and also one at 51 which were permitted or erected prior to the CA designation in 1992, more recent dormers have been allowed since these at no 29 in 2008 (2 small dormers not yet built) and no 61 (wide dormer) allowed on appeal in 2003. The previous refusal at no37 was because the size and bulk of the dormer, similar to the originally proposed dormer for this application, was totally unacceptable. Furthermore, the application site at no 37 is not visible from the public realm, unlike no 61 which has its dormer visible across from Bellgate Mews.

2.1 The design of the revised dormer now completely complies with CPG guidance- it is 2m wide, set back below the ridge by 0.5m and above the eaves by 0.9m and centrally placed in the roofslope- it is now considered to appear as a modest and subordinate feature. Its materials and design is now acceptable and appropriate to the existing roof and rear elevation.

2.2 The front rooflights will be conservation-style almost flush with the roofslope and set high near the ridge to light the bathroom below.

2.3 The alterations, following revisions during the course of the application, are now considered appropriate to this building and terrace of buildings where other roof extensions have been permitted post-CA designation, and they will preserve the character and appearance of the conservation area.

2.4 No adverse amenity implications are envisaged as a result of the works, owing to their position at roof level of the existing building.

DISCLAIMER

Decision route to be decided by nominated members on Monday 31st January 2011. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>