

Delegated Report		Analysis sheet		Expiry Date:		19/01/2011	
				Consultation Expiry Date:		04/01/2011	
Officer				Application Number(s)			
Jenny Fisher				2010/6379/P			
Application Address				Drawing Numbers			
21 Kylemore Road London, NW6 2PS				Refer to decision letter			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a dormer, installation of a roof light, and erection of a balustrade associated with the use of the flat roof of the existing three storey extension as a terrace to the rear of the flat on the upper floors (Class C3).							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify							

Site Description

A terrace property comprising lower ground, ground and first floors with additional accommodation in the attic. There is an original 3 storey extension to the rear, with a landing at ground floor and steps leading to the garden. The building backs onto the rear of Gladys Road properties. It has been divided into flats; a lower ground/ground floor flat self contained flat and first floor/attic self-contained flat.
Not within a conservation area.

Relevant History

Flat B 16 Kylemore Road

19/10/2010 (2010/4458/P) Planning permission for:

Erection of rear dormer roof extension and glass balustrade to provide a terrace, and insertion of two rooflights to front roof slope to existing flat (Class C3)

5 Kylemore Road

19/04/2010 (2010/0916/P) Planning permission for:

Erection of rear dormer roof extension, installation of balustrade on flat roof of existing rear addition to use as roof terrace on second floor (attic) level and installation of two rooflights on front roof slope to existing first floor flat (Class C3).

8b Kylemore Road) Planning permission for:

Erection of a rear dormer roof extension to create additional habitable accommodation to existing 1st floor flat, plus the erection of railings on the roof of the 3 storey rear extension for use as a roof terrace and insertion of 2 rooflights to the front elevation.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP24 (Securing high quality design); DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

Assessment

Proposed

Additional space for the first floor/attic flat.

Erection of a rear roof dormer. The flat roof of the dormer would be 0.8m. below the ridge of the roof. There would be a 1.5m. gap between the dormer and the hip of the roof to one side and a 0.5m gap on the other. The dormer would be 3m. wide. It would be set back 6.5m. from the rear building line of the existing 3 storey extension to the rear of the property. A glazed door and a window would be installed within the rear elevation of the dormer.

An existing rooflight would be retained within the rear roof slope and an additional rooflight (0.4m. x 0.6m.) installed adjacent to it.

The roof of the existing 3 storey extension would be used as a terrace. A 1.7m. high obscure glazed privacy screen would run between the roof of the extension to this and the neighbouring property (No.23). Along the remaining two sides a 1.3m. high obscure glazed balustrade would be installed set back from the building edge 0.9m. to the rear and 0.8m. to the side.

No alteration to front, the existing rooflight would be retained.

Windows would be timber framed. The rear elevation and sides would be slate hung to match the existing roof.

The main issues for consideration are visual impact and effect on local amenity.

Visual impact

The roofscape along the terrace has already been considerably altered with a variety of styles and sizes of roof extension and fenestration. The proposed dormer would be smaller than that recently approved for No.16 Kylemore Road. The dormer to No. 16 is 4m wide x 300mm below the roof ridge and between 300mm and 400mm in from the sides of the roof. There is a dormer at no.12 Kylemore Road that is similarly proportioned to the one approved for No.16, a similar dormer and terrace at No. 8, and another at No. 22.

The dimensions of the proposed dormer comply with Camden Planning Guidance. Windows would not align with fenestration at lower levels, however given the 6.5m.set back from the rear building line of the extension; it would be difficult to see the dormer and additional roof light, from any angle. Works proposed would not dominate the original building or have an adverse impact on the appearance of this or neighbouring properties and is considered acceptable.

The balustrade would be set back from the two outer edges of the roof of the 3 storey extension. As a consequence it too would have little impact on the appearance of the building or area in general. It is noted that there are a number of properties along the terrace that utilise the roof of the three storey extension as amenity space incorporating a variety of balustrade designs and materials.

The design and materials proposed are considered acceptable, there would be no harm to the appearance of the building or its surroundings thus complying with policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the LDF.

Amenity

The proposed dormer and balustrade would not affect daylight or sunlight to neighbouring properties. The 1.7m.high privacy screen along the boundary of the roof of this and the adjoining property (No. 23) would prevent overlooking in that direction. The set back of the 1.3m. balustrade to the side and rear would prohibit views down into windows to the rear and flank wall of the two storey extension to No. 19. It is noted that a 1.3m. high opaque glass balustrade was recently (19/10/2010) approved for No. 16 without a setback as currently proposed at No. 21. The privacy screen will be secured by condition to ensure it is maintained in situ. It is considered that in line with LDF policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) works proposed would not harm the amenities of adjoining occupiers.

Recommend approval

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