

Delegated Report	Analysis sheet	Expiry Date:	09/12/2010
	N/A / attached	Consultation Expiry Date:	18/11/2010

Officer	Application Number(s)
Carlos Martin	2010/5461/P

Application Address	Drawing Numbers
Flat B 15 Gaisford Street London NW5 2EB	Refer to draft decision notice

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

Proposal(s)
Erection of dormer window at the rear roof to existing flat (Class C3).

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

Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice displayed & press notice published – No response.					
CAAC/Local groups* comments:	Bartholomew CAAC – No response.					

Site Description
The application site relates to a 1860s three-storey plus attic and basement mid-terrace property located on the south side of Gaisford Street, within the Bartholomew Estate Conservation Area. The property is divided into flats and has been identified as a building that makes a positive contribution to the conservation area. The surrounding area is predominantly residential in character.

Relevant History
<u>Site</u>
<ul style="list-style-type: none"> G12/13/6219567: pp granted for the conversion into a 3-bedroom self-contained maisonette and a 4-bedroom self-contained maisonette, including enlargement of the dormer window. 08/01/1975. 9003402 – pp refused for the erection of a conservatory at rear third floor level. 28 November 1990. 2010/3657/P: ldc refused for the installation of dormer window to the rear roof on the 3rd floor of upper floor flat (Class C3).
<u>Neighbouring area</u>
<ul style="list-style-type: none"> 8500217: pp granted for Change of use and works of conversion to provide two 2-bedroom maisonettes and on 1-bedroom flat including roof extension and a rear extension and roof terrace at no. 1 Gaisford Street. 04/04/1985.

Relevant policies

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Bartholomew Estate Conservation Area Statement

Assessment

Planning permission is sought for the erection of a dormer window at the rear roof to an existing flat (Class C3).

The proposed dormer would be 1.65m high by 2.0m wide and would have a depth of 2.4m. The dormer would feature three timber framed sash windows and would be built with tiles to match existing.

The proposed dormer does not fully comply with current SPG, as it is located less than 0.5m away from the east edge of the roof. However, it is of a reasonable size and being set well away from the ridgeline and the eaves, it accommodates comfortably in the existing roof. The materials are considered satisfactory and overall the dormer is considered acceptable and in compliance with current LDF policies.

The Bartholomew Estate Conservation Area Statement advises that "*dormers at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs, provided the rear elevation does not form an important unaltered composition which is visible from the public realm*". The dormer would be partially visible from the rear alley behind Kentish Town Road, but the rear of this terrace has already been altered with the granting of planning permission for a rear dormer at no. 1 Gaisford Street. The proposed dormer is sensitively designed in relation to the building and the terrace has already been altered the proposal does not contravene the recommendation of the Bartholomew Estate Conservation Area Statement.

Given that large distance (over 20 m) between the proposed dormer and the property to the rear, no significant impact in terms of loss privacy is expected from the proposal.

Recommendation: Grant

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