

Delegated Report		Analysis sheet		Expiry Date:		26/11/2010	
		N/A / attached		Consultation Expiry Date:		02/11/2010	
Officer				Application Number(s)			
Rob Willis				2010/5142/P			
Application Address				Drawing Numbers			
Flat 2 Gondar Cottage Gondar gardens London NW6 1QG				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to rear of existing ground floor flat (Class C3), including the installation of a door to the side elevation, the replacement of an existing door with a window in the rear elevation and the installation of two rooflights to the existing single storey rear extension.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Site Description

The application site comprises a two storey end of terrace Victorian property that has been divided into flats. The property is located in an unusual position at the end of a terrace, with the side elevation facing onto Gondar Gardens. Whilst what would normally be considered the front elevation faces onto Hillfield Road, the main door to the property is located on the side elevation, along Gondar Gardens.

Flat 2 is located to the rear of the property, and can be accessed both from the main entrance door and via a small private courtyard off Gondar Gardens, to the rear of the building.

Relevant History

No relevant history.

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

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The application seeks the following works to the rear of the host building, in the courtyard area off Gondar Gardens:

- Removal of existing kitchen door
- Installation of a new, slightly enlarged kitchen window;
- Creation of a new door opening to the side wall, leading off the living room; and
- Installation of two new rooflights.

Works to implement the proposed alterations have already begun.

The main issues to be considered relate to design and the impact of the proposals on amenity.

Design

The proposed works would not be visible from the public realm, as views would be blocked by the side wall of the host property. Due to the orientation of surrounding buildings, views to the area affected by the proposals from other properties would be highly restricted.

The proposed removal of the existing rear door would have a minimal visual impact, as the void left would be filled using smooth plaster render painted cream to match the existing wall. The proportions and fenestration detail of the proposed new kitchen window would broadly reflect those of other windows on the building. The proposed new window and the new door would be made from timber, again matching the construction of existing openings on the building. The design of these works is therefore considered to be acceptable.

The proposed rooflight to the living room would measure 1.34m x 98cm, whilst the rooflight to the kitchen would measure 98cm x 78cm. At these proportions, the proposed rooflights would allow additional daylight into habitable rooms, whilst being subordinate to the roofs on which they are located, as required in the Camden Planning Guidance SPD. They would be flush with the roof, meaning that they would not be visible from the public realm. The use of black aluminium frames for the rooflights is considered to be acceptable.

The proposals put forward in this application are therefore considered to be acceptable in design terms.

Amenity

The proposed rooflights would introduce new upwards views from the living room and kitchen to the upper rear windows of the adjacent property, Gondar Mansions. However, views towards these windows already exist from other windows to the rear of Gondar Cottage, and in any case the views created would be oblique in nature. It is therefore considered that the rooflights would not have an unacceptable impact on neighbour amenity in terms of privacy and overlooking.

Conclusion

The proposals do not raise any concerns in relation to design or amenity.

Recommend approval.

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