

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/09/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/08/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/3797/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 79 Goldhurst Terrace London NW6 3HA				See Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection two dormer windows on the rear roof slope and 3 rooflights on the front roof slope in association with residential flat.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

### Site Description

79 Goldhurst Terrace comprises a three storey red brick Victorian terraced house, which has been sub-divided into three self contained flats. It is not listed but is located in the Swiss Cottage conservation area.

Flat 3 is located on the top (second) floor.

### Relevant History

None

### Relevant policies

#### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

#### LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

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

## Assessment

This planning application seeks the installation of two roof dormers to the rear of the building, and three roof lights to the front. This is associated with the conversion of the existing roof space into habitable space. The main issues raised by the application relate to design and amenity.

### Design

#### Proposed rear dormers

The application seeks to locate two dormers in the rear roof slope. Under UDP Policy B3, alterations and extensions should respect the form, proportions and character of the building and its setting, and be subordinate to the original building in terms of scale and situation.

The edges of the proposed dormers would be below the existing roof ridge by 75cm, above the eaves by 1.25m, 60cm from the northern (side) edge of the roof, and 1.3m from the southern (side) edge of the roof. The two dormers would be 1.1m apart. These proportions would allow the dormers to sit within the existing roof slope without appearing overly dominant. They reflect guidance set out in the Camden Planning Guidance SPD, which seeks to ensure that a 50cm gap is provided around the edge of new dormers. The dormers would also align with existing windows at ground, first and second floor levels, showing sensitivity to the form and character of the existing building. The proposed fenestration detail would also match that on other windows on the property and adjacent properties. As such, it is considered that the proposed dormers are acceptable in terms of overall design and layout.

The proposed dormers would have uPVC windows with black slate tiles above. The proposed materials would therefore complement existing materials on the building, which has a black slate roof and UPVC windows on rear second floor, first floor and ground floor windows. The proposed materials are therefore considered to be acceptable.

#### Proposed roof lights

The two main front roof lights would measure 100cm x 90cm, with a smaller roof light measuring 100cm x 60 cm (set within a roof slope measuring 4.3m x 5.1m). The roof lights would be located in the upper half of the roof slope, and would line up with existing windows at ground, first and second floors. The drawings also indicate that they would be flush with existing roof line. A number of surrounding properties have front roof lights, including numbers 56, 58, 60, 61, 62 and 77 Goldhurst Terrace.

It is therefore considered that the proposed roof lights would not be overly dominant, and would have a minimal impact on the appearance of the building and on the character and appearance of the conservation area.

### Amenity

It is considered that the proposed rear roof dormer would not impact on the light available to neighbouring properties. Whilst they introduce new windows to the rear elevation, the dormers would not introduce any new views that would be harmful in terms of overlooking or reduced privacy.

The proposed new roof lights to the front of the premises would not have a negative impact on amenity.

### Conclusion

The application is considered to be acceptable both in terms of design and amenity.

Recommend approval.

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