

Delegated Report		Analysis sheet		Expiry Date:		30/08/2010	
		N/A / attached		Consultation Expiry Date:		04/08/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/3292/P			
Application Address				Drawing Numbers			
55 Broadhurst Gardens London NW6 3QT				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of 2 side dormers at roof level and installation of a velux window to rear roofslope (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	25	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	25 adjoining occupiers were notified and a site notice displayed from 14/07/2010. No responses were received.						
CAAC/Local group comments:	No responses were received.						
Site Description							
The site is a 4-storey semi detached building on the south side of Broadhurst Gardens. It is part of row of gable fronted semi-detached properties on the south side from nos. 37 – 59 Broadhurst Gardens. It has been converted into four flats and the application relates to the top floor flat. The site lies within the Swiss Cottage Conservation Area.							
Relevant History							
34782 Established Use Certificate for use as the property as four self-contained flats. Granted 18/10/1982.							
Relevant policies							
Camden Replacement Unitary Development Plan 2006							
B1 General design principles							
B3 Alterations and extensions							
B7 Conservation areas							
SD6 Amenity for occupiers and neighbours							
Camden Planning Guidance							
Swiss Cottage Conservation Area Statement							
LDF Core Strategy and Development Policies							

DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development
CS14 promoting high quality places and conserving our heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The proposal is for two side dormers and a rear rooflight. The main issues are the visual impact of the proposal on the appearance of the host building and the character and appearance of the conservation area, and its impact on the amenity of adjoining occupiers.

Design

The site forms one of a pair of semi-detached houses comprising nos. 53 and 55 Broadhurst Gardens. Each house has a pitched roof running from front to rear, ending in a gable at the front of the property and a hip at the rear. The proposal seeks to place dormer extensions on each side of the roof, with a velux window on the rear roofslope.

The dormers would measure 5m wide and be set back 3.4m from the front gable. The eastern dormer, on the inside of the pair, would begin 400mm above the base of the roof where it connects to no. 53 and terminate 500mm below the roof ridge. It would have two rooflights on top and a window in the cheek facing the rear garden. It would be clad in roof tiles to match the existing roof and the windows would be timber framed; there would be no windows along its front elevation or forward facing side.

The western dormer on the outside of the pair would begin 600mm above the base of the main roof and the top of the dormer would meet the roof 700mm below the roof ridge. The face of the dormer would not be horizontal, but rise at an angle of 25°, giving it a less bulky appearance than the other dormer.

There would be no frontal view of the dormers, due to the height of the building and the dormers being set back from the gable. There would be no long views of the dormer looking west along Broadhurst Gardens due to the proximity of the roofs of nos. 53 and 55. Looking east there is potential to view the frontmost part of the western dormer from a very narrow angle of view, due to the of neighbouring buildings which only permit views of the front parts of the roof; however this is mitigated by the use of matching materials.

There would be limited views of the alterations from the houses on Compayne Gardens to the south due to the height of the application building and the fact that the land slopes downwards.

The proposed dormers are on the side roof slopes of a tall building that sits quite close to its neighbours. As such the rooftop alterations would not be widely visible and would not harm the appearance of the host building or the character and appearance of the conservation area in line with policies B3 and B7.

Amenity

The eastern dormer would be in the valley of the roof slope with no. 53 and not affect daylight or sunlight to that property. On the western side of the roof, the proposed dormer would only extend a maximum of 600mm beyond the roof slope and its sloping design would not affect daylight or sunlight to neighbouring properties. The western dormer would have rooflights on its top, and a window on its rear facing cheek. As the closest properties that could be viewed from the rear windows are over 30m away, it is not considered that the proposal would cause overlooking to any adjoining occupiers.

Recommendation: Grant Planning Permission

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