

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/08/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2010/3601/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 5 103 King Henrys Road London NW3 3QX				Refer to 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>							
Installation of two rooflights in the rear roofslope and one rooflight in side roof slope of flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	Site notice displayed – No response.						
<b>CAAC/Local groups comments:</b>	Elsworthy CAAC – No response.						

## Site Description

The application site refers to a 3 storey plus basement Victorian property situated on the southern side of King Henrys Road, close to its junction with Lower Merton Rise. The property is not listed but is located within Elsworthy Conservation Area and is currently divided into flats. This application relates to Flat 5.

## Relevant History

**2008/4981/P:** pp **refused** in February 2009 for the installation of one rooflight in front roofslope, one rooflight in side roofslope and inset roof terrace accessed by velux roof terrace system in rear roof slope.

*Reason: The proposed roof terrace with associated railings and velux roof balcony system, by reason of their scale and design and location within the roof are considered to be visually intrusive and would impact adversely on the character and appearance of the building and the surrounding Conservation Area.*

**2009/1753/P:** pp **refused** in June 2009 for the installation of one rooflight in front roofslope, one rooflight in side roofslope and inset roof terrace accessed by velux roof terrace system in rear roof slope.

*Reasons: The proposed rear inset terrace and Velux window, by reason of scale and design, are considered to be visually intrusive and would adversely impact upon the character and appearance of the original building and on the Conservation Area.*

**2009/5287/P:** pp **granted** on March 2010 for the installation of one rooflight in side roofslope and dormer window with inset roof terrace in rear roof slope.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

### Camden Planning Guidance 2006

#### Elsworthy Conservation Area Statement

### LDF Core Strategy and Development Policies

*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.*

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's Heritage

## Assessment

Planning permission is sought for the installation of two rooflights in the rear roofslope and one rooflight in side roof slope of flat (Class C3).

The proposed rooflights would be conservation type rooflights, i.e. set flush with the roof slope. Due to the height of the house and the shallow slope of the roof, they would not be readily visible from the public realm and therefore, they are not considered to have a detrimental impact on the character and appearance of the building or the CA.

The proposed rooflights would not unduly increase overlooking levels in the area, given the previously approved balcony at roof level, and therefore they would not result in any loss of amenity for neighbours.

The proposal would comply with all the relevant UDP policies and planning guidance and consequently is considered acceptable.

**Recommendation:** Grant.

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