

Delegated Report		Analysis sheet		Expiry Date:		17/08/2010	
		N/A / attached		Consultation Expiry Date:		23/07/2010	
Officer				Application Number(s)			
Carlos Martin				2010/3368/P			
Application Address				Drawing Numbers			
Flat 3 48 Loveridge Road London, NW6 2DT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear dormer and two velux rooflights on front roofslope of residential building (Class C3)							
Recommendation(s):		Grant					
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:		No responses.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application site relates to a three storey mid-terrace property located on the north side of Loveridge Road. It has been converted into flats. The site is not situated in any conservation area.

Relevant History

Application site:

02/03/1978: pp (25648) **granted** for the change of use to two self-contained dwelling units, including works of conversion and the enlargement of the existing rear addition at ground floor level.

2004/4501/INVALID/IN: Application **withdrawn** in 2004 for "Alterations and extension to ground floor flat to provide a 3-bedroom unit and retention of existing upper flats as two self-contained units."

The drawings submitted with the current application indicate three flats in the building, although the application above for retention of three units was never registered. There is no enforcement history related to the site and hence it is considered that the subdivision of the property into 3 units is the established use.

Neighbouring sites:

2010/2022/P: pp **granted** for the erection of rear dormer at roof level and insertion of 3x rooflights to front roof slope (Class C3).

Relevant policies

London Borough of Camden Unitary Development Plan (2006)

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

Camden Planning Guidance 2006

19 Extensions, alterations and conservatories

40 Residential development standards

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

Assessment

Planning permission is sought for the erection of rear dormer and two velux rooflights on front roofslope of residential building (Class C3).

Proposal description

The proposed rear dormer would be approximately 3.5 metres wide by 1.7 metres high and would feature four windows, vertical slate hanging and a partly openable zinc roof covering. It would be centrally located in relation to the rear elevation of the building and set 0.5 m. below the ridge.

The proposed rooflights would be identical in terms of scale and would not protrude more than 10 mm. from the front roof slope. Together with the proposed dormer, they would provide light and outlook to a new living room and kitchen formed in the roofspace, which would allow the conversion of the existing 1-bed flat into a 2-bed unit.

The proposal also involves lowering the existing roofspace floor to allow a higher headroom to the new living space.

The main planning considerations are:

- (i) Impact on host building; &
- (ii) Impact on the amenity of neighbours and future occupiers.

Impact on host building

The proposed dormer window on the rear roof slope would be adequately set away from the roof ridge, eaves and side walls in order to remain subordinate to the host building. The four window design in the dormer's face and the zinc roofing are considered acceptable, given that the property is not located within any conservation area and given that the front and side elevations of the dormer would be constructed in slates to match the existing roof, which would be sympathetic to the host building.

There is no objection to the addition of the rooflights on the front roof slope, as they are not considered to significantly alter the appearance of the host dwelling. Overall, the works are considered compliant with policies B1 and B3 of the UDP.

Amenity

It is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, visual bulk or sense of enclosure given the scale of the proposed dormer.

Although rear windows would be introduced at a higher level than existing, no significant impact in terms of overlooking is expected, given that the nearest facing windows are located at a distance of over 30 m.

The new habitable room at roof level would comply with Camden Planning Guidance on residential standards in terms of ceiling heights and outlook and would receive adequate levels of light. Therefore, the proposal is considered to be consistent with policy SD6 of the UDP.

Recommendation: Grant

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