

Delegated Report		Analysis sheet		Expiry Date:		13/08/2010	
		N/A / attached		Consultation Expiry Date:		23/7/2010	
Officer				Application Number(s)			
Hugh Miller				2010/2668/P			
Application Address				Drawing Numbers			
19 Willes Road London NW5 3DT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a dormer window at roof level, east side roof slope to single-family residential property (class C3)							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site Notice displayed 30/6/2010, expires 21/7/2010. No response.					
CAAC/Local groups* comments: *Please Specify		Inkerman C.A. No CAAC.					

Site Description

A 3-storey single-family property, that form one of a pair of semi-detached houses located on the south side of Willes Road and south of the junction with Inkerman Road. The property is within the Inkerman Conservation Area. The building is not listed.

Relevant History

March 2003 – PP granted - The erection of a single storey rear extension and alterations of windows to form new doors at ground floor level, including the installation of two doors in the rear elevation; ref. PEX0300069.

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B7- Conservation Areas

Supplementary Planning Guidance:

Camden Planning Guidance 2006.

Inkerman Conservation Area Statement.

Section 41 – Roofs and terraces

LDF Core Strategy and Development Policies

CS1- Distribution of growth
CS5- Managing the impact of growth and development
CS14- Promoting high quality places and conserving our heritage
CS17- Making Camden a safer place

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

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 application proposes the following:

- Erection of a dormer window at roof level, east side roof slope to single-family residential property (class C3)

The main issues are **i]** design, **ii]** impact on the appearance of the building and on the character and appearance of the building, and **iii]** neighbour amenity.

Design

Houses numbers 17-31 form a terrace of residential properties. Except for houses nos. 17-21, which are three storeys, all the remaining houses nos. 23-31 (2-storeys) have mansard roof extensions. With the exception of no.23 a barrel roof extension, the other extensions are mansard type, which set back from the raised front parapet. The host building has shallow hipped roof set behind raised parapet to the front elevation only, render and panted white. The roof profile is identical to the adjacent properties nos. 17 & 21.

The applicant seeks permission to erect a dormer window on the side roofslope overlooking the roof of no.17. It measure 2.5m w x 5.3m D x 1.7m H and clad in lead. It would set back 3.9m behind the raised front parapet, 500mm from the roof ridge, 500mm from the eaves to the side and 1.5m from the rear roof eaves. A rooflight setting flush with the dormer roof would also form part of the proposed dormer window. As the roof is shallow pitched, the proposed dormer would sit slightly high within the roof and would not be in compliance with CPG roof guidelines, however, the dormer window in this side location would be largely obscure from view by the front parapet with only a small area being visible from the gap between the host building and no.17 the adjacent house.

As noted above, mansard roof extensions are characteristic of the houses and not dormer windows. Additionally, houses no. 17, 19 & 21 forms a distinct group and the introduction of a dormer window could be considered to upset the unbroken roofscape contrary to CPG guidelines. It is considered however, that in this side location, the proposed dormer in terms of setting, design, scale and proportions is satisfactory and would not detract from the appearance of the host building in either the long or short views due to the height of the parapet of the host and surrounding buildings. Because of the location, the proposed dormer window would not have the same visual dominance akin to some of the adjacent roof extensions; its size, height and location would ensure that it would not be visibly dominant from the public domain. At the rear, the dormer windows visibility would be limited to neighbouring houses in Grafton Road.

It is therefore considered that the character and appearance of the building and the conservation area would be maintained in accordance with policies B1, B3 and B7, and CPG guidelines.

Neighbour amenity

Due to size, height, location and siting, the proposed dormer window is considered satisfactory because:

- it would not result in additional overlooking into any habitable rooms or gardens of neighbouring residential properties;
- it would not result in loss of sun/daylight to habitable rooms of neighbouring residential properties;
- it would not impact on outlook or be visually intrusive.

Recommendation: Grant planning permission

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