

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/06/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/06/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2010/2016/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
52 Canfield Gardens London NW6 3EB				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>							
Enlargement of rear dormer to previously granted planning permission on 31 March 2009 (ref: 2007/6153/P) for erection of dormer windows and an inset roof terrace on the rear roofslope and installation of rooflights on the front, rear and side roof slopes in association with creation of a two-bedroom self-contained flat at roof level, plus erection of a single-storey extension and other alterations to the rear of existing ground floor flat.							
<b>Recommendation(s):</b>		Grant permission					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>24</b>	No. of responses No. Electronic	<b>02</b> <b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>	<p>2 objections, from Flats 1 and 4 50 Cnfield Gardens, on the following grounds:</p> <ul style="list-style-type: none"> <li>- Neighbour unaware of previous applications; objects to loss of privacy.</li> <li>- Objection to side rooflight, not shown with obscured glazing as conditioned in previous permission.</li> <li>- Internal lay out differs from the previously approved plans and may result in relocation of windows.</li> <li>- Confusion on website as to the approved drawings</li> </ul> <p><b><u>Officer response:</u></b></p> <ul style="list-style-type: none"> <li>- <i>The principle of accepting these dormers and terrace was established with the granting of planning permission for the previous application and it is considered that the proposed alterations to the approved scheme would not result in any additional overlooking.</i></li> <li>- <i>Condition 5 of the previous permission states that the side rooflight above the stairs shall be obscure glazed. The current application, if approved, would not affect this condition.</i></li> <li>- <i>The current application relates to the previously approved rear dormer and does not involve alterations to other windows. The internal lay out modifications are outside the scope of planning policies control, as they do not represent a material change to the previously approved plan. However, any material alterations to the external appearance [e.g. relocation of windows, would need planning permission].</i></li> </ul>					
<b>CAAC/Local Groups comments:</b>	<p>None received.</p> <p><i>Note that there is not a CAAC for this conservation area.</i></p>					
<b>Site Description</b>						
<p>The application site relates to a semi-detached property comprising ground floor and two upper floors on the north side of Canfield Gardens. The building is used as 3 self-contained flats, one per floor. The site is within Swiss Cottage conservation area.</p>						
<b>Relevant History</b>						
<p><b>2004/4220/P PP granted</b> 28/1/2005 for the erection of a rear inset dormer window and balcony, the installation of 5 rooflights, one on the front slope of the roof, one on the side of the front gable, one on the side slope of the roof and two on the flat section of the roof, associated with the conversion of the roof space into a self-contained flat.</p> <p><b>2007/4007/P PP refused</b> 7/11/2007 for the erection of two dormer windows (one with inset roof terrace) on the rear roofslope and installation of rooflights on the front, rear and side roof slopes in association with creation of a two-bedroom self-contained flat at roof level, plus erection of a single-storey extension and other alterations to the rear of existing ground floor flat, for the following reasons: <i>Rear dormers would dominate the rear roof slope due to their number, positioning and proximity to the ridgeline, to the detriment of the appearance of the building and the character and appearance of the conservation area.</i></p> <p><b>2007/6153/P PP granted</b> 31/03/2009 for the erection of dormer windows and an inset roof terrace on the rear roof slope and installation of rooflights on the front, rear and side roof slopes in association with creation of a two-bedroom self-contained flat at roof level, plus erection of a single-storey extension and other alterations to the rear of existing ground floor flat.</p>						

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### 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

### Camden Planning Guidance 2006

41 - Roofs and terraces  
10 - Conservation areas

### Swiss Cottage 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.*

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 revision to dormer on rear roof slope as previously granted planning permission on 31 March 2009 (ref: 2007/6153/P) for "erection of dormer windows and an inset roof terrace on the rear roofslope and installation of rooflights on the front, rear and side roofslopes in association with creation of a two-bedroom self-contained flat at roof level, plus erection of a single-storey extension and other alterations to the rear of existing ground floor flat."

The original application included alterations to the approved rear balcony, but this has been amended following officers' advice, as these alterations did not comply with planning guidance. The proposal therefore only relates to the approved rear dormer.

### Design

The proposed enlarged dormer would have the same height as the previously approved one and would be only 0.15m deeper. The width of the dormer would be doubled in order to incorporate a second pair of window panes. A previously approved rooflight would be removed to allow the proposed enlargement.

Although the width is considerably larger, the roof is large as well and has enough room to accommodate comfortably the proposed enlarged dormer and the approved balcony. The proposed dormer broadly complies with Camden's Planning Guidance for roof extensions, as it would be set well away from the edges of the roof and would not as a result be over-dominant. The materials would be as approved and would match the existing building. Therefore it is considered acceptable in design grounds.

### Amenity

The principle of accepting dormer windows and a balcony area on the rear roofslope of this property has already been established in 2004 and again in 2007 by granting planning permission 2004/4220/P and 2007/6153/P. The proposed revisions to the approved scheme would not introduce additional opportunities for overlooking and should not result in loss of daylight or sunlight to neighbouring properties and therefore they are not considered to have a detrimental impact in the amenity of neighbours in these respects.

**Recommendation:** Grant permission

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