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| Delegated Report | | Analysis sheet | | Expiry Date: | | 27/05/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 19.5.10 | |
| Officer | | | | Application Number(s) | | | |
| Charles Thuaire | | | | 2010/1916/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 97 Chetwynd Road London NW51DA | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Installation of one rooflight to front and 3 "Cabrio" balcony rooflights to rear, in association with conversion of loft to habitable accommodation for single dwelling house (Class C3). | | | | | | | |
| Recommendation(s): | | Grant permission | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 16 | No. of responses | 01 | No. of objections | 00 |
| | | | | No. Electronic | 00 | | |
| Summary of consultation responses: | | 1 comment from no.99- his loft in gable roof is used for storage and has rooflight overlooking position of proposed Cabrio rooflight; potential that another rooflight could be placed in their loft; proposed balcony would be regularly open due to confined sdpace; concern that balcony would be too close for comfort to his roofspace. <i>Officer comment- existing lift is not habitable room, existing rooflight faces chimney stack and no direct overlooking would be possible from balcony; cannot take account of future potential rooflights which may be more directly affected.</i> | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Dartmouth Park CAAC – no response | | | | | |

Site Description

3 storey terraced dwellinghouse within Dartmouth Park conservation area. Located within short terrace of 4 properties with different roof profiles- no 99 has gable end roofs at front and rear; nos 97 and 95 have pitched roofs with no 95 having a lower roof as it is downhill in road; no 93 has square parapet walled front and rear facades. No 97 has rooftiles.

Relevant History

04/10/1996- pp granted Change of use of the premises from two flats into one house and the erection of a single storey rear extension to be used for additional living accommodation.

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers & neighbours

B1 – General design principles

B3 – Alterations and additions

B7 – Conservation Areas

CPG

Dartmouth Park CAAMS

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

Proposal is to convert loft into additional habitable accommodation by installing rooflights at front and rear to create a bathroom and bedroom. Originally it was intended to place 2 rooflights at front and 3 at rear, with the middle one being a "Cabrio" balcony rooflight.

As revised, the scheme now entails one rooflight at front and 3 rooflights at rear, with the 2 right hand panes being openable as a Cabrio balcony. All are Velux rooflights coloured dark grey to match the rooftiles and projecting above the roofslope by max 100mm.

The front rooflight measures 1.5m wide and 1.5m long placed centrally at the frontslope. It is considered to be permitted development on this dwellinghouse by virtue of Class C of Part 1 of the GPDO.

The rear rooflights measure 1m wide and 2.75m long, arranged in a triple row to form a glazed opening 3m wide. The Velux Cabrio system is that the rooflights can open to form balconies, so that the top pane opens upwards to form an overhead canopy and the bottom pane opens out to form a vertical glazed balustrade with side railings appearing to infill the triangular space revealed between pane and roofslope. It resembles a form of open dormer which would be opened in warm/sunny weather and never on a permanent basis. The applicant has confirmed that only the middle and right hand panels will be openable, the left hand one being kept shut. It is recommended that this is secured via condition.

The rooflights as closed would effectively be permitted development in the same way as the front one; however their openability means that they would become temporary structures materially affecting the roof shape and projecting above the roofslope. On that basis, a planning application was sought for this element. However it is considered that a cabrio rooflight would not be open on a regular or permanent basis and certainly not in winter months; on that basis, the open structure would not have a permanent impact on the roofscape of the property. Nevertheless when open, only the top hung canopy, side railings and rear balustrade upstand would be visible, thus creating an open structure resembling a half built dormer.

Design-

The roofscape of this short terrace of properties as noted above is varied although none have dormers and rooflights. Further uphill, the semi-detached hipped roof properties at nos 101,107,109 and 115 have rooflights, and no 113 has a rear dormer.

It is considered that the size and width of the Cabrio rooflight system when fully open here would be acceptable in this context. It should be noted that both rooflights would not necessarily be opened simultaneously and that sometimes only one pane will be opened out into a balcony. Nevertheless when fully opened, the 2m width structure would be similar to a 2m wide dormer that would be considered acceptable here on this rear roofslope. The glazing overall maintains a 0.5m gap from ridge, eaves and party walls, and the size and proportions of the structure and its window panes remain subordinate to the overall house and its lower floors windows. Furthermore, the views of the cabrio system would be limited in long views- the rear garden is heavily screened by trees to prevent views from properties at the rear; the rear roofslope is flanked by high chimney stacks with no.95 on one side and the gable roof of no.99 on the other side thus screening the balcony when open from side views in other properties' rear gardens. The structure would not be visible from the public realm and it is considered that it would not harm the roofscape or the character of the conservation area here.

Amenity-

The balcony would not cause any problems of overlooking; the adjoining gable roof has a rooflight facing the application roof but is mainly obscured by a chimney stack thus preventing any views apart from possibly a slant angled view from one corner of the proposed balcony. Nevertheless the gable attic space is not a habitable room.

Recommendation-

Grant Planning Permission

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