

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A / attached		<b>Expiry Date:</b> 25/05/2010			
				<b>Consultation Expiry Date:</b> 14/05/2010			
<b>Officer</b> Hannah Parker			<b>Application Number(s)</b> 2010/1843/P				
<b>Application Address</b> Flat 3 13 Aberdare Gardens London NW6 3AJ			<b>Drawing Numbers</b> See 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 a new lantern rooflight on flat roof of existing residential dwelling (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No response to date					
<b>CAAC/Local groups comments:</b>		CRASH The proposed lantern roof light would be clearly visible from the street and therefore would disrupt from the roofscape in the conservation area.					

## Site Description

The property is located on the northern side of Aberdare Gardens. The subject site is the top floor flat in a semi-detached 3-storey building, with a mansard styled top floor incorporating two dormer windows, with vertical parapet side wall. The building has a flat roof form which slopes towards the rear.

The property is located within the Swiss Cottage Conservation Area, however is not identified as a building that makes a positive contribution to the conservation area.

## Relevant History

2006/0586/P Installation of a new lantern rooflight on roof of building for the top floor flat. Granted 27/03/2006

## 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

### 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:*

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

## Assessment

**Proposal:** The application proposes the installation of new lantern roof light on the roof of the property. The lantern roof light would be adjacent to the existing water tank and would be set back 2.5 metres behind the front parapet wall of the mansard roof form. The roof form slopes towards the rear; at its apex the roof light would project 1.3 metres above the roof of the existing building. The lantern roof light would have a width of 5 metres, and depth of 2.4 metres. It would sit flush with the side parapet wall, and is hipped on the other end.

### Main Considerations

- Policy Context
- Impact on host building and the conservation area
- Neighbourhood Amenity

### Policy Context

The proposal is identical to the previously approved scheme on 27/03/2006. There has been a material change in policy since the approval of the previous scheme. The Replacement Unitary Development Plan was adopted in June 2006 and the Camden Planning Guidance was adopted in December 2006. Although the UDP policies have now changed they still cover the same broad aspects regarding amenity, design and conservation issues and these are not considered to be significantly different from the previous UDP policies. It must be noted that the previously approved scheme was assessed against the policies in the adopted UDP 2000 and the revised deposit draft UDP policies (May 2004). These revised policies have been adopted as part of the current replacement UDP 2006.

Furthermore circumstances have not materially changed in terms of the site context; the site remains in a conservation area and no developments have been approved at either adjoining property since the determination of the previous application.

### Impact on the host building and the conservation area

Whilst it is acknowledged that in some instances roof lights can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building and the surrounding street scene.

Given the substantial height of the building, the minimal distance between the buildings sited along the street and the relatively flat roof form of the subject building, it is considered that the roof light will not be visible from the street or the surrounding areas. The works are therefore considered to comply with policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

### Neighbourhood Amenity

The introduction of the roof light will also improve the internal amenity of the flat, increasing the access to natural light. 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, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

### Recommendation Grant Permission

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