

Delegated Report		Analysis sheet		Expiry Date:		13/05/2010	
		N/A / attached		Consultation Expiry Date:		27/04/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/1532/P			
Application Address				Drawing Numbers			
49 Dartmouth Park Hill London NW5 1JD				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations comprising an enlarged roof level extension and erection of side dormer window to single-family dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	34	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		49 Dartmouth Park – no comments on the application. A site notice was also erected on 06/04/2010, expiring on 27/04/2010.					
CAAC/Local groups comments:		Dartmouth Park CAAC – no comments received.					
Site Description							
<p>The site is located on the west side of Dartmouth Park Hill close to the junction with Dartmouth Park Avenue. The rear of the property is visible from Dartmouth Park Avenue. The site comprises a two storey with lower ground floor level end-of terrace late Victorian family dwelling house. The property forms part of a terrace of three properties which are positioned in between Crestview, a six storey brick block of flats from the early 1960s and a group of 1950 three storey houses and maisonettes.</p> <p>The property is not listed but is located in the Dartmouth Park Conservation Area. The property and the wider terrace are noted with the Conservation Area Statement as positive contributors to the conservation area.</p>							
Relevant History							
19/08/2005 – planning application withdrawn for the Erection of a single storey rear extension.							
14/10/2005 – p.p granted (2005/3593/P) for the conversion of 2 self contained flats to form single family dwelling house (Class C3) and erection of single storey extension to basement at rear.							

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

Dartmouth Park Conservation Area Statement

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)
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

Proposal – Permission is sought for the following;

- Extension to the side elevation of the roof in order to increase the internal height of the attic room altering the shape of the existing roof.
- Insertion of velux window in the side roofslope.

Design - The existing roof has a hipped end which is mirrored on the property at the other end of the terrace. The roof slope at no. 49 is mainly obscured from view from the front of the property by the high decorative parapet detailing which projects along the front and part of the side of the elevation. This architectural feature serves to obscure the roofslope. The building is adjoined to the six storey block of flats (known as "Crestview") by an infill extension. The height and proximity of the building obscures views of the side roof slope in both long and short views.

The roofslope of the terrace has been altered to varying degrees. The central property has a large dormer which incorporates the entire rear slope (no. 50). The application site and no. 51 both have large dormers on the rear elevation. All three of the Victorian properties have dormers on the front elevation. No. 51, the other end-of-terrace has extended part of the roof above the raised parapet on the corner elevation, and is covered with roof felt.

The existing hipped end of the roof slopes at an angle of 40 degrees. This will be amended to 75 degree steep slope extending the width of the roof by approximately 2m, which will alter the existing character of the roof. The roof at no. 51 has been altered but generally remains symmetrical to the application site. It is considered that the visibility of the symmetry between the roofs is limited and the roofscape as a whole is impaired by a number of alterations. The Conservation Area Statement specifies that 'roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition'. It is considered that given that the roof has been impaired by a number of additions and given the limited visibility of the majority of the roof that it would be difficult to sustain a reason for refusal based on the loss of the original roof shape.

It is considered that given the limited visibility of the roofscape, due to the front parapet wall and the neighbouring block of flats, the alterations to the roof would not be considered to have a detrimental impact on the character of the building, the terrace or the wider conservation area.

The rear roofslope is visible from public realm, Dartmouth Park Avenue. The roof slope is set slightly behind the rear elevation of the 6 storey block of flats known as Crestview. The rear roofslope, as described above, has been altered by various rear dormers. The Conservation Area Statement specifies that 'the rear roof is in some cases as important as the front where these are visible in views from other streets'. In this case it is considered that the proposed revisions to the roofslope and the small dormer window, in place of an existing rooflight, would not detrimentally alter the character of the host building or the wider terrace.

Amenity – The application site is positioned next to the blank flank wall of the six storey block of flats. Therefore the proposed alteration to the roofslope to extend the roofspace would have no impact on neighbouring occupiers in terms of loss of sunlight/daylight or privacy. The proposed dormer window on the side roofslope would replace an existing rooflight and as such would not raise any amenity issues in comparison to the existing situation.

Recommendation – Grant planning permission

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