

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		13/05/2010	
		N/A		Consultation Expiry Date:		28/04/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/1285/P			
Application Address				Drawing Numbers			
62 Compayne Gardens London NW6				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations at roof level to provide additional habitable accommodation for the two existing second floor flats, including the raising of the roof ridge to the rear, erection of one side dormer window and two rear dormer windows, installation of windows in the front gable end and installation of roof lights.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses No. electronic	04 03	No. of objections	03
Summary of consultation responses:		<p>A site notice was displayed from 07/04/2010 until 28/04/2010</p> <p>Adjoining occupiers/owners 1 letter of support received from the occupants of 62 Compayne Gardens.</p> <p>3 Letters of objection were received from the occupants of Flats in 60 Compayne Gardens. The concerns raised were as follows:</p> <ul style="list-style-type: none"> • The design will ruin the eyeline of the neighbouring properties; • Changes that significantly affect the street-level appearance of the houses should not be approved; • The appearance of the house from the front should not be altered; • The rooflights spoil the sight line and is out of harmony with no 62 <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		C.R.A.S.H. (Combined Residents Association of South Hampstead) Object to the proposal as it does not preserve or enhance the character of the area.					
Site Description							
The subject site falls within the Swiss Cottage Conservation Area. It is situated on the northern side of Compayne Gardens, and forms a semi-detached pair with no. 64 Compayne Gardens. It is a 3-storey building that is divided into flats, with 2 x 1-bedroom flats located on the second floor (no. 7 towards the front and no. 5 towards the rear). It is noted that no. 64 has been extended at roof level, with two dormers on the rear elevation and a small window within the front gable. A communal private garden is located to the rear of the site; it is not accessible by the public.							

Relevant History

2006/5208/P – Planning permission *granted* in Feb 2007 for the conversion of the existing loft space into additional habitable accommodation for the two existing second floor flats, including the raising of the roof ridge to the rear, erection of one side dormer window and two rear dormer windows, installation of windows in the front gable end and installation of roof lights.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Camden Replacement Unitary Development Plan 2006

- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP2 – Making full use of Camden's capacity for housing

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

Planning permission is sought for alterations at roof level to provide additional habitable accommodation for the two existing second floor flats, including the raising of the roof ridge to the rear, erection of one side dormer window and two rear dormer windows, installation of windows in the front gable end and installation of roof lights.

Background

An application for an identical proposal was submitted in 2007 (ref: 2007/5208/P), and was approved on 23/02/2007. The permission was never implemented and expired on 23/02/2010. In effect this application is renewing the previously approved application. It is noted that no new material circumstances relating to the application site or planning policy have arisen since the previous application was approved.

Design

Rear elevation

The scheme proposes the introduction of two dormer windows, a velux window and slightly raising the ridge at the rear. The addition of a velux window on the rear elevation is considered to be a modest addition; a condition on the permission will require that the roof light is conservation style fitted flush with the roof profile rather than protruding above, in order to ensure it does not appear incongruous with the profile of the roof. It is proposed to raise the roof ridge by approx 400mm to the rear, it is noted that the ridge of the roof would not be raised or altered on the front or side elevation. The rear ridge would align with the existing side ridge and given

the substantial height of the building it will be difficult to notice the change in the ridge line, or the difference between the pair of buildings. And as the rear of the property is not visible from the public realm, the character and appearance of the conservation area will not be harmed. The proposed alteration is considered to be acceptable.

The scheme also includes the addition of two dormer windows on the rear elevation. The dormers align with the openings on the rear elevation. The rear elevations of the surrounding properties are characterised by the addition of dormers and the proposed dormers are considered to be comparable in size and form to those on the surrounding properties. Whilst sitting only 300mm below the ridge of the roof, given this is only marginally less than that preferred by the CPG (500mm) and that views of the dormer would not be visible from the public realm, would not detrimentally alter the appearance of the parent building and as such they are considered acceptable in this instance.

Side elevation

The scheme proposes the introduction of a single dormer window. This window would serve two bedrooms of the two flats. Limited views of the side dormer would be visible from the surroundings, however this is not considered to be detrimental to the character of the area given the substantial height of the parent building, its proximity to the side boundary and the location and size of built form of the surrounding properties. It is noted that the front chimney will also assist in screening views of the dormer. The proposed works are not considered to compromise the integrity of the host building or to harm the wider conservation area.

Front elevation

The scheme proposes the addition of two velux windows and the introduction of a window opening on the front gable. The addition of the two velux window on the front elevation is considered to be a modest addition; as with the rooflight on the rear roofslope, a condition will require that the rooflights be conservation style fitted flush with the roof profile rather than protruding above, in order to ensure they do not appear incongruous with the roof profile.

The application also includes the introduction of a window opening on the front gable, which will match the window at no. 64. This is considered to provide a balance to the front elevation of the pair of buildings. It is noted that similar additions at this level are evident in the surrounding buildings. The works are a modest addition located at the upper level of the building which assists in reducing their prominence when viewed from street level. On balance the proposed works are not considered to compromise the integrity of the host building or to harm the wider conservation area.

The additions are considered acceptable in design terms, as they would be subservient to the parent building, would respect the original design of the building and the layout on windows / openings on the levels below and will not have any negative impact on the character and appearance of the conservation area.

Amenity issues

The existing flats each currently accommodate a kitchen, lounge, bathroom and single bedroom, having a floor area of approximately 57m² and 52m² respectively. The proposed scheme would reconfigure the 2nd floor to accommodate an open plan kitchen and lounge, bedroom and WC for each flat; and, the additional accommodation within the loft would accommodate for each unit two new bedrooms, an en-suite and separate bathroom. The floor areas of each flat would increase to 105m² and 106m² respectively. This is above the minimum floor area recommended by the CPG for a 3-bedroom flat (61m²).

The proposed scheme is considered to provide a functional layout with well proportioned rooms. The CPG states double bedrooms should be a minimum of 11m². The bedrooms of Unit 5 have floor areas of 18m², 17m² and 11m²; whilst the bedrooms of Unit 7 have floor areas of approx. 21m², 14m² and 10m²; respectively. The new bedrooms have appropriate regard for the guidelines of the CPG.

The new floor level of accommodation has maximum floor-to-ceiling heights of 2.5 metres, which is considered to provide a good level of internal amenity, however it is acknowledged that rooms will have at least one sloping wall, and thus the maximum floor-to-ceiling height being marginally above the minimum (2.3 metres) specified by the CPG will ensure a good level of internal amenity within the loft space.

Conclusion

The proposal works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the street scene and Conservation Area, to be unobtrusive in the surroundings and in no way detrimental to the amenity of surrounding properties.

Recommendation: Grant conditional planning permission.

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