

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	22/04/2010
		N/A / attached	Consultation Expiry Date:	12/04/2010
Officer			Application Number	
Aysegul Olcar-Chamberlin			2010/0916/P	
Application Address			Drawing Numbers	
5 Kylemore Road London NW6 2PS			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Erection of rear dormer roof extension, installation of balustrade on flat roof of existing rear addition to use as roof terrace on second floor (attic) level and installation of two rooflights on front roof slope to existing first floor flat (Class C3).				
Recommendation:		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	28	No. of responses	03	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>The occupiers of 11 Kylemore Road and 27 Gladys Road objected to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> Noise nuisance from the proliferation of roof terraces; Loss of privacy due to overlooking of adjoining properties; Inappropriate design and detailing to the character of this 19th century terrace house. <p><i>Response: Please refer to the assessment part of the report.</i></p> <p>The occupiers of 16 Kylemore Road unconditionally supported the application.</p>					
CAAC/Local groups* comments: *Please Specify	None					
Site Description						
<p>The application relates to a two-storey-plus basement level mid-terrace property. The property has been divided into two flats.</p> <p>The site is neither in a conservation area nor is listed. The surrounding area is predominantly residential. A number of properties in the immediate vicinity have rear dormer extensions and roof terraces, some of which were built as 'permitted development' and some of which were granted planning permission.</p>						
Relevant History						
<p><u>Application property:</u> H4/5/27/36109 – Planning permission was granted on 12/08/1983 for the change of use including works of conversion to form a self-contained flat and an upper maisonette.</p> <p><u>Neighbouring properties:</u> 8b Kylemore Road – Planning permission was refused on 31/08/2005 for the erection of a rear roof extension, plus the erection of railings on the roof of the 3 storey rear extension for use as a roof terrace. In summary, the reasons for refusal were the excessive size of the rear dormer and roof lights and the detrimental impact of the proposed terrace on the residential amenities of the adjoining properties (ref: 2005/2633/P). The resubmitted application for a smaller dormer extension and roof terrace and two front rooflights were granted planning permission on 25/11/2005 (ref: 2005/4192/P).</p> <p>3 Kylemore Road – Certificate of lawfulness was granted on 02/12/2005 for the installation of four rooflights on the roofslope of the front elevation, the erection of a rear dormer extension on the main roof, and a roof</p>						

extension on the rear wing to provide additional accommodation for a single-family dwellinghouse (ref: 2005/4030/P).

17 Kylemore Road – Planning permission was granted on 11/03/1994 for the provision of roof terrace on rear extension including erection of raised parapet wall and 1.7m high obscured glazed screen facing No 15 (ref: 9301628).

Relevant policies

Replacement Unitary Development Plan 2006

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

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

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

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

The proposal is for the erection of rear dormer roof extension, installation of obscure glazed balustrade on the flat roof of the existing rear addition/closet wing to use it as a roof terrace on second floor (attic) level and installation of two rooflights on the front roof slope to create additional accommodation space on the attic level of the first floor flat.

The scheme has been revised since it was originally submitted. The design and bulk of the proposed rear dormer extension were revised to improve its relationship with the existing house in terms of fenestration detailing and subordination. Additionally, the height of the proposed obscure glazing facing the rear of 3 Kylemore is proposed to be increased to a height of 1.7m to protect the privacy of that property.

The proposed rear dormer extension would have a width of 3m, a maximum projection of 2.6m (from the rear roof slope) and a roof apron section above the eaves. It would be 0.5m below the ridge of the existing roof and provide access to the proposed roof terrace. The proposed roof terrace would cover an area of approximately 12.5sqm.

The proposed balustrade would be set in by 0.55m from the side walls of the rear addition and 1.1m from the rear wall.

Design Appearance:

The Council's planning guidance states roof extensions and alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townscape. Although most of the house in this terrace have been converted into flats and therefore do not benefit from permitted developments rights, similar roof terraces and roof extensions are present in the surrounding area. For example, the adjoining property (3 Kylemore Road) has quite a large existing rear dormer extension which was built as 'permitted development'.

The rear of the application property is well screened from the public views therefore the proposed roof extension and balustrade would not be visible from the street scenes. The proposed rear dormer extension would be of matching roof tiles to the existing with a narrow door and a small window. The proposed rear dormer extension would be much smaller than the existing rear dormer extension at no.3 and would be in keeping with the development pattern in the area. The glass balustrade which would secure the proposed terrace is considered to be a small addition to the roof profile and would not compromise the architectural integrity of the existing building. The proposed rear dormer and balustrade would be subordinate to the existing roof profile and would be sympathetic to the fenestration details of the existing building.

A number of properties on Kylemore Road have rooflights on their front roofslopes. The proposed rooflights would be 0.8m x 0.8m each and would protrude less than 10cm from the front roof plane. The proposed rooflight are considered to be a minor alteration to the existing roof profile and would not harm the appearance and character of the existing house and the street scene.

On balance, the proposal is considered to be acceptable in design terms and would not harm the appearance and the character of the surrounding area and complies with the aims of policies B1 and B3 of the UDP.

Amenity:

Policy SD6 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. It states that

planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and result in overlooking.

Due to the relationship with the windows of the neighbouring properties, the proposal is unlikely to have an adverse impact on the amenities of the neighbouring properties in terms of loss of light, outlook, and privacy or increase sense of enclosure. The proposed balustrade around the roof terrace would be obscure glazing and its height would be 1.7m on the north side to provide adequate screening to prevent unacceptable overlooking to the rear dormer windows of no.3. The adjoining property at no.7 does not have a roof terrace or rear dormer windows therefore the proposal would affect the amenities of that property. The proposed roof terrace would also be approximately 18m from the rear windows of the terrace properties on Gladys Road (which are right opposite the rear of application site).

The proposal is considered to comply with policy SD6 of the UDP.

Recommendation: The proposal is considered not to result in unacceptable harm to the character of the existing building and the surrounding area or the amenities of the neighbouring properties. Therefore, conditional planning permission should be granted.