

Delegated Report		Analysis sheet		Expiry Date:		05/02/2010	
		N/A / attached		Consultation Expiry Date:		19/02/2010	
Officer				Application Number(s)			
Rob Tulloch				2009/5707/P			
Application Address				Drawing Numbers			
11 Oval Road London NW1 7EA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of one rooflight on the side and two conjoined rooflights on the rear roofslopes to create additional accommodation in the attic for the residential flat on the top floor, together with the replacement of the existing concrete roof tiles with natural slate.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 18/12/10 No responses received					
CAAC comments:		Primrose Hill CAAC had no objection as long as rooflights are not at the front of the building. Response: Rooflights are to the side and rear.					
Site Description							
A 4-storey mid 19 th Century semi-detached villa, constructed in London yellow stock brick with rusticated stucco at ground and basement levels. It lies within the Primrose Hill Conservation Area and is listed as a building that makes a positive contribution to the conservation area. It is sib-divided into flats.							
Relevant History							
8802570 Erection of a 3-storey extension at the rear for residential purposes. Granted 17/01/1989.							
8600172 Addition of a 3-storey rear extension. Granted 28/05/1986.							
34747 The change of use of the garage at the front to a kitchen and associated elevational alterations. Granted 28/10/1982.							
23291 Continued use as a maisonette and three flats and the retention of a three storey side extension. Granted 05/10/1976.							

12753 Conversion for a limited period into one maisonette and three flats and erection of a three storey side extension. Granted 09/05/1972.

Relevant policies

Camden 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

Residential development standards

Roofs and terraces

Primrose Hill Conservation Area Statement

Assessment

The proposal is to replace the non-original concrete roof tiles with natural slate tiles and insert three rooflights. One traditional velux type rooflight is proposed for the side of the hipped roof, and two “cabrio” type rooflights to be inserted side by side to the rear roof slope. The cabrio rooflight is an articulated rooflight with the upper window sitting flush with the roof slope and the lower window standing upright.

Revision

The original application featured a “cockpit” style configuration to the rear roofslope, whereby the upper rooflights would be flush with the roof slope, but the lower rooflights would descend vertically. This would create a channel from the vertical element of rooflights down to eaves level which would look visually discordant and be contrary to the Council’s planning guidance for this type of roof alteration. The applicant has revised the proposal to leave an apron of tiles above the eaves to mitigate the visual impact of the proposal.

Assessment

The main issues are the impact of the proposal on the host building and conservation area, and on the amenity of occupiers and neighbours.

Visual impact

The proposal is to replace the existing non-original concrete roof tiles with natural slate tiles. Traditional materials such as natural slate are preferred for roof alterations, and would be in keeping with the majority of the rest of the properties in the area. This alteration would enhance the appearance of the building and the character and appearance of the conservation area.

The proposed rooflight to the side elevation is relatively small, measuring approximately 800 x 500mm and the host building has a shallow pitched hipped roof; as such, there would be limited views of the rooflight.

The two conjoined rooflights to the rear are more substantial with a combined width of approximately 2.2m. However, views of these rooflights would be extremely limited. Due to the pitch of the roof and the garden being at lower ground floor level, the rear rooflights cannot be seen from the garden of the host building, with limited oblique views from neighbouring gardens. The garden backs onto railway tracks, and the closest adjacent properties on the other side of the tracks are in excess of 70m away. The only view from a public highway, which is largely obscured by vegetation, would be from the

nearest railway bridge which is over 150m away.

The addition of the rooflights would thus preserve the appearance of the building and the character and appearance of the conservation area.

As such the proposal is considered to comply with policies B1 – General design principles, B3 – Alterations and extensions, and B7 – Conservation Areas of the Camden Replacement Unitary Development Plan 2006.

Occupier and neighbour amenity

It is considered that the rooflight to the side elevation would not create an unacceptable amount of overlooking due to its position. The closest properties to the rear are over 70m away, so they would not suffer a loss of privacy.

Camden's planning guidance advises that habitable rooms in attics should have a minimum room height of 2.3m over at least half of the floor area (not including any floor space where the ceiling height is less than 1.5m). Although the proposed floorspace over 2.3m in height accounts for less than 50% of the area above 1.5m, the proposal is considered acceptable as the proposal is for a study and not an additional bedroom.

As such the proposal is considered to comply with policy SD6 of the Camden Replacement Unitary Development Plan 2006.

Recommendation

Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613