

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 01<sup>st</sup> January 2010. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> Members' briefing		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>05/01/2010</b>
				<b>Consultation Expiry Date:</b>	<b>16/12/2009</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jenny Fisher			2009/4251/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2nd Floor Flat 44 Priory Road London NW6 4SJ			Refer to decision letter		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
		Design surgery 8/12/2009			
<b>Proposal(s)</b>					
Installation of two velux roof lights to the front, one to the side and a dormer to the rear of a residential flat (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission with conditions			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	28	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>Objections have been received from the owner of the first floor flat and the raised ground floor flat raising the following points:</p> <p>1. Extensions and windows built on side will substantially alter the original character and charm of the building.</p> <p>2. 6 people will be living upstairs, increased noise and wear and tear of common areas.</p> <p>3. Impact on value of flat.</p> <p>4. Risk of structural problems or defects arising from poor workmanship.</p> <p><i>Officer comment:</i> <i>The application has been revised omitting the side dormer and rear balcony originally proposed. Visual impact is discussed in detail in the assessment of the report below. Non planning matters raised, such as the risk of structural problems, are controlled under separate legislation.</i></p>					
CAAC/Local groups comments:	No Priory Road CAAC					

## Site Description

One half of a pair of semi detached properties comprising basement and three upper floors on the east side of Priory Road. The building has been divided into self-contained flats.

Nos. 2 – 50 (even) and 1 -47 (odd) are unlisted buildings that make a positive contribution to the character and appearance of the conservation area.

Site located within the Priory Road CA

## Relevant History

### 46 Priory Road

17/07/2003 (PWX0302273/P) Planning permission for alterations to existing, dormer window and balcony in rear roof slope.

Enforcement notice served against roof extension and balcony 07/03/02. Appeal against enforcement notice subsequently dismissed. Revised scheme reduces the size and extent of the extension and removes the balcony.

## Relevant policies

**Replacement UDP:** SD6 (amenity), B1 (gen. design), B3 (extensions), B7 (conservation areas)

**SPG:**conservation areas, daylight, design, roofs

## Priory Road Conservation Area Statement

## Assessment

### **Proposed**

Works to the roof as follows:

The installation of a rear dormer window 1.9m. (w) x 1.2m. (d) x 1.3m (height above the roof slope), which would be set back 2m. from the eaves of the roof. The top of the dormer would be 0.8m. from the ridge of the roof. The dormer extension would be slate hung either side of a sash window with lead flashing underneath.

The installation of two velux rooflights within the front roof slope and one to the side. They would each measure 0.7m (w) x 0.4m. (h) and would be fitted flush with the slope of the roof.

### **Amendments to scheme originally submitted**

A side dormer was considered unacceptable due to the impact it would have on the roof form and symmetry of the building. The rear dormer has been reduced in scale from that originally proposed, a window would be installed rather than French doors, and the balcony has been omitted.

**Main issues:** Impact of the proposal on the appearance of the building and the character and appearance of the conservation area.

### **Assessment:**

There are no significant amenity issues for consideration in this case; the works proposed would not restrict light or overlook neighbouring properties. The main consideration is visual impact on the building itself and the character and appearance of the conservation area.

There are many gaps providing views to back gardens and views of the rear of properties, including

the application site, are highly visible from roads approaching the Conservation Area. The Conservation Area Statement advises that dormers at the front and side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired. Any extension to the roof space should respect the integrity of the roof form.

Buildings that form the terrace have shallow pitched roofs, the velux roof lights proposed to the front and side are considered acceptable because they would be flush with the slope of the roof and would not alter its shape when viewed from the front.

The top of the rear dormer proposed would be less than the 0.5m recommended by SPG from the hip of the roof. However in all other respects it would comply with design guidance and the edge of the dormer would not cut through the hip line. It is therefore considered acceptable.

The works proposed as amended are in line with policy B1 (general design) that seeks to improve the attractiveness of an area and not harm its appearance taking the design of neighbouring buildings and impact on skylines into consideration. It is also in compliance with B3 (extensions) that requires extensions to be subordinate to the original building and to preserve the architectural integrity of the existing building. The proposed development would preserve the character and appearance of the conservation area, a requirement of policy B7 (conservation areas).

The rooflights and dormer window follow the Council's SPG.

**Conclusion** It is considered that following the submission of amended drawings, the application is now acceptable. The velux roof light to the side would not be easily visible and they would only be partially visible at the front. The rear dormer would be smaller than that to the rear of the adjoining property (No.46). Traditional materials will be used.

Approval is recommended.