

Delegated Report		Analysis sheet		Expiry Date:		07/12/2009	
		N/A		Consultation Expiry Date:		26/11/2009	
Officer				Application Number(s)			
David Peres Da Costa				2009/4870/P			
Application Address				Drawing Numbers			
2 Holly Lodge Gardens London N6 6AA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission granted on 27/10/2006 [ref 2006/3979/P] for the erection of side and rear dormer windows to roof of dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on the 28/10/09 and 6 neighbours were individually consulted. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Holly Lodge CAAC – no objection <i>Maintain that front-facing velux windows detract from the streetscape.</i>					
Site Description							
The property is a two story detached dwelling located within the Holly Lodge Estate Conservation Area. The dwelling is located in a prominent position near the junction with Highgate West Hill.							
Relevant History							
2006/2413/P - Erection of front, side and rear dormer windows to roof of house. <u>Refused</u>							
2006/3679/P – Erection of side and rear dormer windows to roof of dwellinghouse. <u>Granted</u> 27/10/2006							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

The Holly Lodge Estate Conservation Area Statement

Assessment

Proposal:

The application seeks to extend the time for the implementation of planning permission granted on 27th October 2006 (Ref: 2006/3679/P) for the erection of side and rear dormer windows to the roof of the dwellinghouse. This permission was extant on the date this application was received (12/10/2009) and the development has not already commenced.

Assessment:

The proposed side and rear dormer windows have been considered acceptable in principle by the granting of the original permission. The development plan policies have not materially changed since the original permission was granted. Although the detailed guidance provided by SPG 2002 has been superseded by Camden Planning Guidance 2006, it is considered that the side and rear dormer windows are still acceptable in relation to this current guidance. Other material considerations have not changed significantly to warrant a reconsideration of the original assessment.

There has been no material change in circumstances with regard to the amenity of the adjoining properties. The original permission included a condition to insert obscure glazed windows in the side dormer window and this still applies to this application.

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