

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 26<sup>th</sup> October 2009. 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 (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/10/2009
		N/A	<b>Consultation Expiry Date:</b>	05/10/2009
<b>Officer</b>		<b>Application Number(s)</b>		
Eimear Heavey		2009/3668/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
31 Primrose Gardens, LONDON, NW3 4UL		Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
		Design surgery		
<b>Proposal(s)</b>				
Erection of a dormer window on the front and rear roof slopes in connection with renovation of residential maisonette (Class C3).				
<b>Recommendation:</b>	Grant planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>	<p>A <b>site notice</b> was displayed from 11/09/2009 until 02/10/2009.</p> <p><b>Adjoining occupiers/owners</b>  Letters of objection received from the occupants of 29 and 33 Primrose Gardens and the concerns raised were as follows:</p> <ul style="list-style-type: none"> <li>• Loss of privacy and noise as a result of rear balcony;</li> <li>• Object to the rear balcony as no other property in the terrace has one;</li> <li>• Object to the replacement of the window with French door; and</li> <li>• Dormers should be lower in height;</li> </ul> <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
<b>CAAC/Local groups comments:</b>	<p><b>Belsize CAAC</b>  Object to loss of original dormer windows and object to the design, height and form of the proposed dormer windows. The proposal alters the uniformity of the street and is detrimental to the character and appearance of the house and CA.</p> <p><b>Local Groups</b>  No reply to date.</p>					

## Site Description

The application site comprises an existing three storey plus lower ground floor mid terrace property situated on the southern side of Primrose Gardens. The property is not listed but is located within Belsize Conservation Area and is identified in the Belsize Conservation Area Statement as being a positive contributor to the Conservation Area. The upper floors of the property are currently vacant but the lower ground floor flat is occupied.

## Relevant History

None.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

### *London Borough of Camden adopted Unitary Development Plan 2006*

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas

### **Camden Planning Guidance 2006**

### **Belsize Conservation Area Statement**

## Assessment

### **Proposal**

Planning permission is sought for the erection of two dormer windows in connection with the renovation of residential maisonette (Class C3).

### **Amended Plans**

Following officer advice amended plans were submitted which show revised front and rear dormers in accordance with Camden Planning Guidance, omission of the rear balcony and omission of French doors at rear second floor level.

### **Land Use**

The proposed development is to provide additional residential floorspace; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

### **Design**

Policy B3 of the Unitary Development Plan (2006) and Camden Planning Guidance (2006) states that the Council will not grant planning permission for alterations that it considers will cause harm to the architectural quality of the existing building or surrounding area. Policy B7 also needs to be considered and it states that character and appearance of the Conservation Area should be preserved or enhanced.

The Belsize Conservation Area Statement states that roof extensions are unlikely to be acceptable where they would be detrimental to the form and character of the existing building and where the building forms part of a group or terrace which remains largely but not completely unimpaired.

In this instance it is proposed to erect two dormer windows on the front and rear roof slopes. The proposed dormers have been revised following officer advice and they now follow the guidelines set out in Camden's Planning Guidance 2006. The proposed dormers have been reduced in size and maintain a gap of 0.5m between the dormer and the roof ridge. Furthermore the windows of the proposed dormers have been reduced in size and are subordinate to the windows below, therefore maintaining a hierarchy between the lower and upper windows of the property.

The CAAC have objected to the loss of the existing dormers, however given that the vast majority of dormers along this terrace have been altered in some way, it would seem overly onerous on the applicants to retain the existing dormers. The CAAC also objected to the design of the proposed dormers, however given that the dormers now comply with Camden Planning Guidance they are considered to be an acceptable addition to the property.

It was initially proposed to replace a window at rear first floor level with a French door but this was considered to be unacceptable as was the proposed balcony at second floor level. Both of these proposals have been removed from the scheme. It is proposed to replace the windows of the property with like for like timber sash and this is considered to be acceptable. In light of the above, the proposed development complies with Policies B1, B3 and B7 of the UDP (2006).

#### **Amenity**

It is not proposed to incorporate terraces into the dormers on either roof slope and given that the rear balcony at first floor level has been removed from the proposal, the proposed scheme will not result in a loss of amenity to neighbouring properties in terms of overlooking, loss of privacy or loss of sunlight or daylight. The proposal is therefore in accordance with the provisions of Policy SD6 of the UDP (2006).

#### **Other Issues**

The proposed 3 bed maisonette more than meets the minimum space requirements for residential living standards and the main bedrooms are all above the minimum recommended size as per Camden Planning Guidance 2006. The maisonette will receive adequate light and ventilation but will not have direct access to the garden area at the rear of the property, however, a terrace exists at first floor level which will be accessible to the occupants.

#### **Conclusion**

The proposed alterations are considered to be sensitive and sympathetic in design and in no way detrimental to the original building or to the surrounding Conservation Area. The proposals are broadly acceptable in terms of the UDP (2006), Camden Planning Guidance (2006) and the Belsize Conservation Area Statement.

**Recommendation:** Grant planning permission.