

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/09/2009</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>23/09/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2009/2313/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
33 Glenmore Road London NW3 4DA				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of an additional rooflight in the rear roofslope.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was displayed from 29/07/2009 until 19/08/2009.  <b>Adjoining occupiers/owners</b> No reply received.					
<b>CAAC/Local groups comments:</b>		<b>Belsize CAAC</b> No objection (letter dated 14/09/09).  <b>Local Groups</b> No reply received.					
<b>Site Description</b>							
The subject site is a mid-terrace building comprising part basement, ground, first and second floor levels; located on the eastern side of Glenmore Road. The property is in use as 6 self-contained units consisting of bedsit and 1-bedroom units. The building is not listed; however it is located within the Belsize Park Conservation Area.							
<b>Relevant History</b>							
2007/0989/P: Use of the existing building as six self-contained flats (comprising 2 x studio flats at ground floor level; 1 x studio flat and 1 x 1-bedroom flat at first floor level and 2 x 1-bedroom flats at second floor level). <i>Certificate of Lawfulness granted 27/03/2007</i>  2007/1625/P: Change of use of the 2 existing ground floor self-contained studio flats, and the erection of a basement extension (including expansion of the front light well and addition of a new light well at the rear) to provide a 3-bed maisonette at ground and basement level; and erection of a dormer and roof light on the rear roof slope to provide additional accommodation for the front top floor flat. <i>Planning permission granted 21/05/2007.</i>							

## 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 Replacement Unitary Development Plan 2006

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

### Camden Planning Guidance 2006

### Belsize Park Conservation Area Statement

## Assessment

### Proposal

Planning permission is sought for the installation of a rooflight in the rear roofslope in connection with the top floor flat. The proposed rooflight will provide extra light to the existing bedroom.

### Design

Camden Planning Guidance states that rooflights can have an adverse impact upon the character and appearance of buildings if they are raised above the roofslope rather than being flush with the roof profile.

In this instance it is proposed to install an additional rooflight in the roof of the top floor flat on the rear elevation of the property. The rear roofslope has an existing centrally located dormer window, with an existing rooflight on one side. The proposed rooflight will be on the other side of the dormer, and will be a Velux Conservation style and will be 1178mm x 780mm in size and will be dark grey aluminium with lead flashings. The proposed skylight will be flush with the roofslope and will only be marginally visible from the public realm in views from the rear of the properties on Howitt Road. There are similar rooflights on adjoining properties and the proposed additional rooflight is not considered to be detrimental to the appearance of the building or to the character or appearance of the Conservation Area and accords with the provisions of the Camden Planning Guidance and the relevant policies of the UDP (2006).

### Amenity

The proposed rooflight is not considered to impact on the amenity of neighbouring properties with regards to overlooking or loss of privacy, as it is not possible to look into neighbouring properties from the proposed rooflight. Also the proposed rooflight will not impede on daylight or sunlight levels to neighbouring properties.

### Conclusion

The proposed rooflight is considered to be a minor alteration in the existing roof and given that the rooflight will be flush with the roofslope it is considered to be acceptable and in accordance with the provisions of the policies B1, B3 and B7 of the UDP (2006) and Camden Planning Guidance.

**Recommendation:** Grant planning permission

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