

Delegated Report		Analysis sheet		Expiry Date:		03/07/2009	
		N/A / attached		Consultation Expiry Date:		19/06/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/1643/P			
Application Address				Drawing Numbers			
23 Dartmouth Park Avenue London NW5 1JL				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing front dormer with a new dormer at roof level and installation of a rooflight to the front and rear roofslopes of single dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		In addition to the adjoining occupiers being formally consulted, a site notice was erected on 29/05/2009, expiring on 19/06/2009. One letter of support, from the occupier of 25 Dartmouth Park Avenue was received. It was commented that "it is not obtrusive and will simply be a modernisation".					
CAAC/Local groups* comments: <small>*Please Specify</small>		Dartmouth Park CAAC does not object to the proposed scheme and have commented "The applicant has approached this matter in the spirit which ought to inform all applications within the conservation area. We think conservation (ie flush) rooflights are the correct solution".					
Site Description							
<p>The application site comprises a four-storey (including lower ground floor and roof level) mid-terrace single dwellinghouse located on the western side of Dartmouth Park Avenue. The surrounding area is predominately residential in character, with properties of a similar nature to the host building in the immediate vicinity. The host property forms the middle building of a group of three (No's 21, 23 and 25). The three properties all have front and rear dormer roof extensions, which are all modest in size and design apart from the front dormer at the host property, which is larger and more obtrusive to those at No's 21 and 25.</p> <p>The application site is located within Dartmouth Park Conservation Area. Although the building is not listed, it is identified within the conservation area statement as making a positive contribution to the character and appearance of the area.</p>							

Relevant History

None.

Relevant policies

London Borough of Camden 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

Dartmouth Park Conservation Area Statement

Assessment

Introduction

Planning permission is sought for the replacement of the existing front dormer with a new dormer at roof level. The proposed dormer is smaller in size than the existing and is identical in style and appearance to the front dormers located at both neighbouring properties (No's 21 and 25 Dartmouth Park Avenue). The application also involves the installation of a rooflight to the front and rear roofslopes of the single dwellinghouse (Class C3). The proposed rooflights are to be flush with the roofslopes of the building.

Design

In terms of design, the replacement dormer is considered to enhance the character and appearance of the conservation area at this point. The existing dormer is considered to be out of character with those of the neighbouring properties within this terrace of three buildings, being larger in size and therefore more obtrusive within the streetscene. The proposed dormer is identical in size, style and appearance to those at both neighbouring properties, which comprise traditional pitched dormer windows. The proposed dormer is thereby modest in size and will provide consistency, balance and uniformity in the appearance of the existing terrace at this point.

Regarding materials, these will match those of the existing building and the terrace (timber windows, tiled and asphalt roof). As such the proposed materials are considered to be appropriate to both the host building and the wider conservation area.

In relation to the proposed rooflights, these will be set flush with the front and rear roofslopes. As such, the proposed rooflights are in the 'conservation' style. Rooflights are an established feature within a number of properties along Dartmouth Park Avenue, such as at No's 29 and 31 (further to the north on the western side of Dartmouth Park Avenue) which both include front rooflights. Within the context, the proposed rooflight to the front and the rear roofslopes are considered to be acceptable in design terms. In overall terms, all proposed works are considered to be appropriate to the host building and enhance the character and appearance of this part of the conservation area.

Amenity

Given that the works are entirely at roof level, there are not considered to be any loss of amenity to neighbouring occupiers. This is in terms of privacy and overlooking, outlook or sunlight and daylight considerations. Moreover, the proposed works are considered to increase the amount of natural daylight to the second floor level of the property, improving the quality of accommodation for future occupiers of the single dwellinghouse.

Recommendation: Grant Planning Permission

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