

Delegated Report		Analysis sheet		Expiry Date:		06/07/2009	
		N/A		Consultation Expiry Date:		16/06/2009	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2009/1876/P			
Application Address				Drawing Numbers			
Flat 6, Redcroft 226 Iverson Road London NW6 2HL				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		V Fowlis 30/6/09					
Proposal(s)							
Erection of dormer window on west roofslope and installation of window at third floor level on north elevation all in connection with existing second floor level flat.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining owners/occupiers No reply to date.					
Local groups comments:		Local groups No reply to date.					
Site Description							
The application site is three storey high modern building located on the corner of Iverson Road and West End Lane. The building covers a large site, it backs onto a railway, has two elevations which front the highway (West End Lane and Iverson Road) and one elevation which is visible from an internal semi-private courtyard, Hampstead West. The building is in residential use with commercial units at ground floor level. The site is not listed and is located outside a conservation area.							
Relevant History							
2004/5311/P Conversion of roofspace to provide additional accommodation for existing flat including the installation of 5 x rooflights. Granted 27/01/05.							
2004/2276/P The erection of a dormer window to the rear and the installation of a new window on the side elevation in							

connection with the conversion of part of the loft into habitable space for the flat below. Refused 19/08/04.

Reason: The proposed dormer window on the west slope of the roof, would be an incongruous and over dominant feature on this shallow and prominent roof slope and would have a detrimental effect on the appearance of the building and area, contrary to policies EN1, EN13, EN14 and EN24 of the London Borough of Camden Unitary Development Plan 2000.

An informative was attached to the decision notice which stated: You are advised that should an application be made for a small window in the gable or rooflight(s), this is likely to be considered acceptable by the Council, as is the use of this area for additional residential floorspace.

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

- S1/S2 Sustainable Development
- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions

Camden Planning Guidance 2006

Assessment

Revisions: The installation of two rooflights and the extension of a chimney on the western elevation have been removed from the proposal.

Proposal: The proposal comprises the erection of a dormer window on the west elevation of the building (facing towards Hampstead West) and a window in the north elevation of the building at third floor level fronting onto Iverson Road

Design: It is noted that the installation of a dormer window was previously refused on this property for reason of over-dominance as mentioned above (see planning history). That dormer window by virtue of its size and location would have been highly visible from Iverson Road.

The current proposal is for a smaller shallower dormer window, positioned more centrally on the building adjacent to the existing dormers. It is considered that it would be less visible from Iverson Road and set away from the main view of the roof. It is therefore considered that it would not be a harmful addition to the building as it is in scale with the roofscape and would not appear as a prominent feature within the streetscene. It is also considered acceptable when viewed from Hampstead West as it is likely to be mostly hidden behind other roof parts.

The front gable window is considered acceptable and follows such previous advice, as above.

Amenity: There is considered to be no harmful impact on the amenity of neighbouring properties. The existing building stands taller than its neighbours at Hampstead West. These properties have windows facing north and south. The proposed dormer is a modest addition to the existing roofslope and it will not result in loss of light, outlook or privacy to neighbouring properties.

The applicant has shown the area which would be over 2.3m high as per Camden Planning Guidance which is limited, but given this is additional space provided for an existing 2-bed flat this is not considered to be of concern.

Recommendation: Grant conditional 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