

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/06/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/05/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/1088/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Narcissus Road London NW6 1TH				See 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>							
Erection of a roof extension including a Juliette balcony to the rear to create additional space for a first floor flat (Use Class C3).							
<b>Recommendation(s):</b>		<b>Refuse Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<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>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No responses to date					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No responses to date					

## Site Description

A three storey property on the east side of Narcissus Road. The property is divided into two flats. The site is not listed and is not within a Conservation Area.

## Relevant History

2005/4748/p

13 Narcissus Road

Erection of a rear dormer roof extension to provide additional accommodation for the existing maisonette at ground, first and attic floor levels. Granted 28/02/2006

N.B. The dormer is a lot smaller than the proposed.

2005/4748/P Certificate of Lawfulness

45 Narcissus Road

Erection of a full-width roof extension to the rear roofslope in connection with the use of the roofspace as additional accommodation for the dwellinghouse. Granted

2005/5460/P Certificate of Lawfulness

17 Narcissus Road

The installation of three rooflights to the front roofslope of the single family dwellinghouse plus erection of a full width dormer roof extension to the rear, removal of pitched roof over the two storey rear extension and replacement with a flat roof and use of that flat roof as a terrace. Granted

2006/1778/P Certificate of Lawfulness

17 Narcissus Road

The installation of four rooflights to the front roofslope of the single family dwellinghouse plus the erection of a full width rear dormer roof extension. Granted

2006/3306/P Certificate of Lawfulness

17 Narcissus Road

The erection of a full-width dormer window in rear roof slope of main house and single-storey rear extension to roof of projecting wing. Granted

2007/1714/P Certificate of Lawfulness

49 Narcissus Road

Erection of full width roof extension with French doors and balconette on rear roofslope and installation of 4 rooflights on front roofslope. Granted

2007/3975/P Certificate of Lawfulness

19 Narcissus Road

Erection of full-width dormer window on rear roof slope and a roof extension to the rear projecting wing at second floor level all in connection with the existing single-family dwellinghouse (Class C3).  
Granted

2007/6015/P Certificate of Lawfulness

5 Narcissus Road

Erection of a full width rear dormer window to the main roof and the erection of a rear extension at third floor level to the single family dwellinghouse.  
Part Granted/ Part Refused

2008/1378/P Certificate of Lawfulness

23 Narcissus Road

Erection of a full width rear roof extension with three dormer windows and one rooflight to front roof slope.  
Granted

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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

### Camden Replacement Unitary Development Plan 2006

S1/S2 – Sustainable development

B1 – General Design Principles

B3 - Alterations and extensions

SD6 - Neighbourhood amenity

### Camden Planning Guidance

#### Assessment

The applicant proposes the erection of a full width dormer and Juliette balcony.

#### Background

As the planning history for the road shows, a number of properties have been had full width dormers constructed in the last few years. However, these were considered permitted development, as confirmed by the granting of Certificates of Lawfulness. Planning permission is required for this development as the property is split into flats. It is considered that due to the large number of remaining unaltered roof slopes the Certificate of Lawfulness will not be used as a precedent for such a dormer windows.

The only dormer in the vicinity granted planning permission was much smaller and broadly complies with Camden's Planning Guidance. (2005/4748/p 13 Narcissus Road)

#### Main Considerations

- Impact on host building
- Neighbourhood Amenity

#### Impact on host building

The proposed dormer, on account of its flat roofed design, scale, proportions and visual dominance, would represent an incongruous feature to the detriment of the appearance of the host building. The proposed dormer window does not comply with Camden guidance, which seeks a 500mm gap between the dormer and the ridge or the hip to ensure it is visually subordinate to the host building.

There are a number of existing dormers which have been previously been constructed under permitted development rights in the surrounding area. These examples serve to illustrate the visual harm that such extensions can cause.

Although Narcissus Road is not in a conservation area, the houses are of solid period design. The original roof slopes are a strong part of the character of the area. It is also considered that a large number of unbroken roof slopes in the surrounding areas remain. These roof slopes preserve and enhance the area. It is considered that full width dormer windows should be resisted where possible.

The proposal is contrary to policies B1 and B3 of the London Borough of Camden Unitary Development Plan and Camden Planning Guidance.

#### Neighbourhood amenity

It is not considered that the introduction of the dormer window will raise any issue concerning amenity. The dormer window is to be set back behind the closet wing. Although large the potential for over shadowing is not considered to be significant. All windows face the rear garden so the opportunities for overlooking would be limited.

Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

#### Recommendation: Refuse Permission

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