

Delegated Report		Analysis sheet		Expiry Date:		10/04/2009	
		N/A		Consultation Expiry Date:		06/05/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/1718/P			
Application Address				Drawing Numbers			
53 Falkland Road London NW5 2XB				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension (following the demolition of existing rear extension), alterations to front and rear dormer windows and new roof to front bay window to single family dwelling house (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	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response has been received					
CAAC/Local groups comments:		N/A					

Site Description

The application site relates to a three-storey mid-terrace property in use as a single-family dwelling house. The property is located on the north side of Falkland Road, not within a conservation area, but in close proximity to the Kentish Town Conservation Area, located to the south. Similar properties adjoin at either side.

Relevant History

None relevant

Relevant policies

London Borough of Camden Unitary Development Plan 2006

- S1 & S2 – Strategic policy on sustainable development
- SD1 – Quality of life
- SD6 – Amenity for occupiers & neighbours
- B1 – General design principles
- B3 – Alterations and additions

Camden Planning Guidance 2006

Assessment

Proposal

This application includes the following alterations:

- Demolish the original rear extension and replace with a full width extension
- Rebuild and widen the existing front and rear dormer windows
- Insert a velux rooflight to the rear roofslope
- Increase the gap in the front parapet wall to accommodate the additional size of the dormer window.
- Reinstate a canopy roof over the bay window to the front elevation
- Remove the existing concrete roof tiles and replace them with slate tiles to match neighbouring properties

Design

Planning permission is sought for a number of works to the single family dwelling house which includes the demolition of an existing single-storey rear extension and the erection of single-storey full width extension. The current building has a single storey rear closet wing extension of 5.4 metres and an additional extension of 3 metres depth added on to that. Therefore, currently the existing single storey rear extension projects 8.4 metres from the original building line.

The applicants are seeking to demolish the existing rear extension and infill the side return of the property to form a full width extension that would project 5.4 metres from the main rear building line, matching the adjoining full width extension at no. 51.

The infill extension would feature a gable end and a pitched roof which would include three roof lights. Two sets of double doors are proposed opening up onto the garden. The highest part of the ridge is proposed to be 3.6 metres. The height on the boundary to no. 51 is 2.4m and is not considered to be unreasonable and its roof slope would angle away from no.51 minimising the loss of daylight and outlook. It is considered that there would be no impact on the amenity of neighbours due to the height and depth of the existing extensions either side of the host building.

The rear of this property has been altered in the past and it is not considered that the proposal would detract from the appearance of the building or harm the character of the area.

The proposal also includes the demolition and enlargement and rebuild of the dormers on the front and rear roofslope of the property. There are many examples of dormer windows on the front and rear roofslopes along Falkland Road, including on the application site. It is considered that the extensions to the front and rear proposed dormers on both roof slopes are suitably proportioned and do not dominate the front or rear elevation. Both the front and rear dormers, although larger than then existing are acceptable in bulk and width in the context of neighbouring properties. The proposed dormer windows, on account of their sympathetic design, scale and proportions and position on the elevations are deemed acceptable. The inclusion of a velux window to the rear roofslope is not considered to have a detrimental impact on the host property or the surrounding properties, therefore, it is considered acceptable.

On the front elevation, it is also proposed to increase the existing opening by removing 1m width of the solid wall. There are examples of this along the streetscene, and as such, the increase in size is not considered to have a detrimental impact on the host property or the wider streetscene.

The proposal also includes the re-installation of the canopy over the bay window on the front elevation. There are many other original canopy's along Falkland Road, and this addition is considered to further enhance the rest of the host building, and have a positive impact on the surrounding streetscene.

Within the application, it is proposed to remove the existing concrete roof tiles and replace them with slate tiles to match the existing neighbouring properties. As there are some examples of slate tiles either side of the application site, this alteration, along with the others are considered to enhance the host building.

Therefore, all the proposals included within this application are considered acceptable.

Amenity

Due to the proposed dormers replacing existing ones, although the proposed are larger, it is considered that no additional harm caused by overlooking. The dormers are not substantial enough to result in significant loss of daylight or sunlight to neighbouring properties. Therefore the proposed dormers are considered to comply with policy SD6.

It is considered that the other works including the single storey rear extension would not adversely impact on the amenity of the adjoining properties in terms of access to sunlight, daylight, overlooking, loss of outlook, visual bulk or sense of enclosure. Therefore the proposal is consistent with Policy SD6 of the UDP.

Overall, the proposal complies with policies SD6, B1 and B3 and is considered acceptable.

Recommendation: Grant planning permission subject to conditions.

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