

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd March 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/03/2008
		N/A / attached	Consultation Expiry Date:	24/10/2008
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			2008/4346/P	
Application Address			Drawing Numbers	
52 Fortune Green Road London NW6 1UJ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to the unauthorised side dormer and side and rear elevations of the residential building.				
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	09	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 03/10/2008 to 24/10/2008.</p> <p>The occupiers of 50A, 50B Fortune Green Road and freehold owner of 54 Fortune Green Road raised concerns over the proposed development and the unauthorised works that had been carried out on the site. Their concerns are summarised below.</p> <ul style="list-style-type: none"> The planning application was made months after the unauthorised building work had started. <i>Response: Following the Council's Enforcement Officer's recommendation, the applicant made this application.</i> If there is access to the roof area from the windows in the proposed side dormer, the proposal would adversely impact the privacy of the adjoining property. <i>Response: Given the size of the proposed windows on the roof profile, it would not be safe to access to the roof.</i> The building work caused noise disturbance for the neighbours. The works also carried out during Saturdays and Sundays. <i>Response: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. An informative advises the hours of building works in the decision notice.</i> The building work caused damaged to the party wall (eg, damp patches, falling plaster/debris). <i>Response: Not a relevant planning consideration. Informative advice to consult the Council's Building Control Service and informs the party wall matters in the decision notice.</i> 					
CAAC/Local groups* comments: <small>*Please Specify</small>	None					

Site Description

The application relates to a late Victorian three storey mid-terrace property located on the north-east side of Fortune Green Road. The property has been divided into four self-contained flats. Although it is unclear whether this sub-division is lawful.

The site is not in a Conservation Area. The surrounding area does not have a uniform development pattern. There are late Victorian terrace and semi-detached buildings and modern style urban blocks in the immediate vicinity.

Relevant History

Application property:

The Council's Enforcement Section has an on going investigation (ref: EN08/0509) for the half-completed building works. The Enforcement officer has advised the applicant to make a planning application for the external alterations and roof extension. Additionally, the enforcement officer did not have sufficient evidence to prove the use of property as self-contained residential flats and asked for land registry details.

Neighbouring property:

42 Fortune Green Road – Planning permission (ref: PWX0103107) was granted on 14/05/2001 for change of use from 2 flats to 3 flats together with the rebuilding of the existing ground floor rear extension and the enlargement of an existing rear dormer window.

48 Fortune Green Road– Planning permission (8905198) was granted on 08/11/1989 for erection of new second storey to form an additional 2-bedroomed flat.

Relevant policies

Camden Replacement 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

Proposal:

The proposal is for alterations to the unauthorised side dormer and side and rear elevations of the residential building.

The alteration to the unauthorised side dormer extension (as built) would be reducing the width of the side dormer extension by 1m and infilling two small windows in the centre of the side dormer extension. The proposed side dormer extension would be set back by approximately 1m from the front wall of the main part of the building and 0.6m from the rear wall of the main part of the building. It would be 1m below the ridge-line of the original roof.

The external alterations to the side and rear elevations of the two storey rear addition which has been carried out without planning permission would be reverted back to the original style.

The impact of the proposed development on the appearance of the original building and the character of the area and the amenities of the neighbouring properties are the main considerations.

Design and Appearance

Side Dormer Extension:

The application building was originally built with attractive front and rear gables. The properties on that terrace were also originally built with similar front and rear gables. Unfortunately, many of the properties on this terrace have had various roof alterations and extensions which affected the appearance of the roof profile of that terrace.

The rear of the property and the rest of the properties on that terrace are open to a view along Burrard Road. No. 48 in that terrace has a substantial roof extension which dominates the rear elevation of the terrace. The adjoining property (no. 54) has a mansard roof with front gable detail. The adjoining property (no.50) has its original roof form.

The existing side dormer extension on the west side roof slope (joining the chimney and the party wall with no. 54) had existed before the unauthorised building works was started. The unauthorised side dormer extension which is almost completed is set back by approximately 1m from the front wall of the main part of the building and projects up to the rear wall of the main part of the building. The unauthorised side dormer extension by reason of its width and bulk is considered to be obtrusive addition to the building and significantly changes the appearance of the original roof profile, particularly when viewed from the rear of the building.

The proposed side dormer extension would be wider and 0.5m higher than the existing dormer extension on the other side of the roof plane. Given the scale of the proposed side dormer extension and the set back from the rear and front of the building, the proposed dormer extension is considered to be subservient to the building and would not significantly change both the rear and front elevations of the building. Therefore, the proposed dormer extension is considered to be acceptable in design terms.

Alterations to Side and Rear Elevation:

The style and size of the windows on the first floor level on the side and rear elevations of the two rear addition part of the building have been altered without planning permission. The applicant proposes to

match the size and style of the proposed windows to the windows that existed before the unauthorised works took place. As the proposed windows on side and rear elevations would be a closer match to the architectural style of the building, the proposed alterations to the side and rear elevation are considered to be acceptable in design terms.

Amenity

The proposed alterations to the side and rear elevations do not raise any amenity issues which would cause unacceptable harm the residential amenities of the adjoining properties. As the proposed windows on the rear and side elevations would be of similar style and size to the windows that existed before the unauthorised building works were carried out, the proposed alterations would not be likely to increase the impact of the existing building on residential amenities.

The adjoining property (no.50) has an existing rooflight on the roof slope facing the authorised side dormer extension. The windows on the proposed side dormer extension would not directly face the rooflight at the adjoining property but would have an oblique view to the rooflight. A condition ensuring the windows on the proposed side dormer to be obscuring glazed should be imposed in order to protect the privacy of the adjoining property.

Subject to safeguarding conditions, the proposal is considered to be consistent with policy SD6.

Recommendation: Grant conditional planning permission.