

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. 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:	01/04/2008
		N/A	Consultation Expiry Date:	28/02/2008
Officer			Application Number(s)	
John Sheehy			2008/0103/P	
Application Address			Drawing Numbers	
Flat 1 11 Manstone Road London NW2 3XH			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of dormer window on rear roof slope and rooflight in side roof slope in connection with existing rear first floor 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	28	No. of responses	2	No. of objections	1
			No. electronic	0		
Summary of consultation responses:	The occupiers of 13 Manstone Road support the application as it will improve the flat next door and make it more attractive to a family. They do not consider that they will lose privacy.					
	The occupiers of Flat 2, 11 Manstone Road, Flat 2 have raised objection on the grounds it will create noise and disturbance during the construction process and increased noise disturbance from the occupants following completion of the works.					
Local groups comments:	No reply to date.					

Site Description

The site is located on the southern side of Manstone Road, a short residential street between Cricklewood Broadway and Fordwych Road. The building on site is a 2-storey detached house. It is divided into flats. The site is not located in a Conservation Area. The building on the site is not listed.

Relevant History

No relevant planning history.

Relevant policies

Camden Development Plan 2006

S1,S2 Sustainable Development

SD6 Amenity for occupiers and neighbours

H1 New housing

B1 General design principles

B3 Alterations and extensions

Camden Planning Guidance 2006

Section 41 – Roofs and terraces

Assessment

Proposal: The construction of a dormer on the rear roof slope in order to convert the loft space to habitable accommodation. The proposed dormer and loft conversion would be connected internally to the rear first floor flat. The application also includes the installation of a conservation style rooflight in the side (northern) roof slope.

The proposed dormer would have a pitched gable end roof and one window facing south.

Assessment

The proposed dormer on the rear roof slope is modest in scale and is considered to be subordinate to the main building.

The design of the proposal respects the design and proportions of the host building:

- The top of the proposed dormer is at a lower level than the roof ridge and hip lines and does not cut through them. It leaves a clearance of 0.5m to the ridge of the roof and the hips as recommended by Camden Planning Guidance - the applicant submitted revisions to the proposal to conform with this guidance.
- The proposed dormer is 3.1m wide compared to the entire roof width of 8.15m. The proposed dormer is 2.3m high compared to the entire roof height of 3.2m. The overall width and height of the proposed dormer is considered to be of an acceptable scale and subordinate to the host building.
- The pitch of the proposed dormer roof matches the pitch of the existing roof
- The dormer roof and the cheek and front walls will match the existing roof finish. This will assist in integrating the proposed development with the host building in terms of materials and architectural style.
- In terms of number, form, scale and pane size the proposed dormer window relates to the windows on the façade below.
- In views along the rear of the terrace from Fordwych Road the dormer is not excessively prominent or obtrusive.

There is no objection on design grounds to the proposed conservation style rooflight in the northern roof slope.

Overall, the proposal is considered to be consistent with UDP Policies B1 and B3 and therefore acceptable in terms of design.

The proposal will have no impact on the privacy of neighbours as the proposed dormer extension will have no windows directly facing the common boundary to the north or south. Furthermore, the dormer window will open onto a stairwell.

It is recognised that the creation of extra habitable accommodation in the roof space would have the potential to cause extra noise and vibration. However, since the use of the proposed new floorspace is residential the increase in noise is considered to be minimal.

It is considered that the proposal would be in no way detrimental to the amenity of occupiers or neighbours by virtue of loss of access to sunlight and daylight, overlooking, visual bulk or sense of enclosure. The proposal is therefore consistent with Policy SD6 of the UDP.

It is recognised that the construction of the proposed dormer extension would have the potential to cause noise and disturbance. An informative will be placed on the permission reminding the applicant that there are restricted hours for construction (Control of Pollution Act).

Recommendation: Grant conditional Permission