

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:	13/03/2008
		N/A	Consultation Expiry Date:	06/03/2008
Officer			Application Number(s)	
Sharon O Connell			2007/6436/P	
Application Address			Drawing Numbers	
Flat 4 1 Belsize Avenue London NW3 4BL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of front dormer window and rear dormer window with inset roof terrace and 3 rooflights in side roof slope 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	23	No. of responses	08	No. of objections	07
			No. electronic	04		
Summary of consultation responses:	<p>Site notice displayed expiring 06/03/08.</p> <p>Objections have been raised by the occupiers of neighbouring properties on the following grounds:</p> <ul style="list-style-type: none">• Ugly;• Overbuilding;• Out of character for the conservation area;• Spoil the roofline of the houses;• Noise disturbance from construction and use of the terrace;• Loss of light to gardens;• Loss of privacy to gardens;• Will lead to problems of anti-social behaviour;• They do not need a terrace; and• Precedent. <p>Response: Please refer to the design and amenity sections of report.</p> <p>A letter of support has been received from the occupier of 2 Belsize Avenue, they state that the proposal has been sensitively designed and that there is a precedent for such change.</p>					
CAAC/Local groups comments:	<p>Belsize CAAC</p> <p>Object to loss of unspoilt roof. The gabled shape of the proposed dormers is unsuitable and is out of keeping with the style of the original house.</p> <p>Response: Please refer to the design section of report.</p>					

Site Description

Semi-detached residential property on the north corner of the junction of Belsize Avenue and Belsize Terrace. The building occupies a very prominent position and comprises lower ground floor, upper ground floor, first and second floor and has a shallow pitched roof. It is used as 4 self-contained units and the proposal relates to the top floor flat. The site is within the Belsize conservation area and has been identified as a building that makes a positive contribution to the character and appearance of the conservation area.

Relevant History

Planning permission (Ref: 2007/0789/P) refused on 4th June 2007 for the erection of a roof extension with front and rear windows to provide additional residential accommodation to the existing top floor flat.

Planning permission (Ref: 2007/6436/P) refused on 13 November 2007 for the erection of dormer window in front roofslope and dormer window with inset roof terrace in rear roofslope, plus installation of two rooflights (front and side roof slopes) all in connection with existing second floor flat (Class C3).

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 Replacement Unitary Development Plan 2006

SD1 – Quality of Life;

SD6 – Amenity for occupiers and neighbours;

B1 – General Design Principles;

B3 – Alterations and extensions;

B7 – Conservation areas;

H1 - New housing

Camden Planning Guidance 2006

Roofs and terraces

Residential development standards'

Belsize Conservation Area Statement: Advice on roof alterations and use of roof space

Assessment

Amendments from the previous application 2007/6436/P

Reduced size of dormers and made the rear terrace an inset roof terrace in compliance with Camden Planning Guidance 2006.

Design/Conservation area

The use of the loft space to increase the accommodation of the flat below is acceptable in principle as it is supported in policy H1, which seeks to increase residential accommodation in the Borough.

The Belsize Conservation Area Statement states that dormers at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. The width, height and position of the proposed dormer is acceptable in terms of its relationship with the windows below. The pitched top is an unusual detail, but allows the dormer to be set sufficiently away from the hip and side ridge and is therefore considered acceptable in this case. The inset roof terrace has a 1.1m high roof apron and is considered acceptable.

The Belsize Conservation Area Statement states that dormers at the front will not be allowed where a cluster of roofs remain largely, but not necessarily completely unimpaired. The previous refusals in relation to front dormers on the property were not refusals against the principle of a dormer in this location. This is due to the presence of front dormers at 7, 9 and 11 Belsize Avenue. The proposed front dormer has been reduced in height and width from the previous refusal. As with the rear dormer the width, height and position is acceptable in terms of its relationship with the windows below. The pitched top is an unusual detail, but allows the dormer to be set sufficiently away from the hip and side ridge and is therefore considered acceptable in this case.

The proposed rooflights are considered acceptable. It is recommended that a condition be attached to the planning permission requiring the rooflights to be flush with the roof slope.

Amenity:

There is existing overlooking into the rear gardens in this area from upper floor windows; it is not considered that that proposed dormers and inset roof terrace will result in a detrimental impact on the current levels of privacy experienced by surrounding neighbours. The proposed dormers would not result in a loss of privacy, outlook or daylight/sunlight to the surrounding properties. The application should therefore not be refused on the grounds of amenity.

It is considered that the use of the roof terrace, particular given its very modest size, will not result in an unacceptable level of noise.

Recommendation:

Grant Conditional Permission