

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th February 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		Analysis sheet	Expiry Date:	01/02/2008
(Member's Briefing)		N/A / attached	Consultation Expiry Date:	07/02/2008
Officer			Application Number(s)	
Carlos Martin			2007/6198/P	
Application Address			Drawing Numbers	
Second Floor Flat 60 Parkhill Road London NW3 2YT			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of dormer windows to front, side and rear to provide additional floorspace for the second floor flat.				
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	39	No. of responses	00	No. of objections	00
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	1 objection from the Belsize Residents Association based on the grounds that front dormers are against policy and the Councils has generally rejected them. <u>Officer's comment:</u> See report.					

Site Description

The application site relates to a three-storey semi-detached villa that has been converted into flats. The surrounding area is residential in nature characterised by similarly designed large semi-detached properties that have been converted into flats. No. 62, 64, 66, 68, 70, 72, 74, 76 and 78 all have large roof extensions.

The site is located in close proximity to Parkhill and Upper Park conservation area, but does not fall within its boundaries.

Relevant History

2004: Planning permission (2004/4243/P) **granted** for the erection of a roof extension including front, side and rear dormers to provide an additional one-bedroom self-contained residential unit at no. 68 Parkhill Road. This proposal was never implemented.

1996: Planning permission (P9600706) **granted** for the erection of dormer windows to the front, side and rear, and the raising of the existing roof-ridge, in connection with the enlargement of the existing second-floor flat at no. 68 Parkhill Road.

1995: Planning permission (9401903) **refused** for the erection of an additional storey including side and rear dormers and a roof terrace to form a self-contained one-bedroom flat at no. 68 Parkhill Road. The subsequent appeal was dismissed.

Relevant policies

UDP (2006): SD6; B1, B3 & B6

Camden Planning Guidance

Assessment

Planning permission is sought for the installation of dormer windows to front, side and rear to provide additional floorspace for the second floor flat, which would become a three-bedroom unit. The rear dormer would feature a recessed door and a small balcony space. Two rooflights are also proposed on top of the existing roof.

The main planning issues are considered to be the impact of the proposal on the character and appearance of the host building and surrounding area and its impact on neighbours' amenity.

Character and appearance of the parent building and surrounding area

The proposal does not meet with the current Camden planning guidance for roof extensions, as the proposed dormers would dominate the form of the roof. However, the existing character and appearance of the street scene must be considered. Nos. 62, 64, 66, 70, 72, 74 and 76 all have large roof extensions some of which have raised ridgelines and have 'wrap around' style front, side and rear dormers. The only property of this group of semi-detached villas that does not feature dormers is no. 68, although pp was granted for the erection of a roof extension including front, side and rear dormers in 2004. It is considered that the design of the dormers is regrettable but difficult to resist. Given the predominance of large dormers within the street scene, the proposal would have a limited impact on the character and appearance of the street scene.

Residential amenity of the neighbouring properties

No significant impact in terms of loss of privacy and overlooking is expected from the front and rear dormers and balcony, as the closest neighbouring windows are located at a distance of 20.0m or over. The side dormer, however, could potentially impact on the adjacent residential property at no. 56 Parkhill Road in terms of overlooking. Two windows within the side dormer would provide daylight to the staircase while the third one would provide light to the living room area; a condition is recommended that these windows be obscurely glazed to protect the privacy of no. 56. The proposed roof extension would form a single room with front and

rear windows and two rooflights. Therefore, it is considered that a condition requiring the side dormer to use obscured glazing would not result in loss of amenity for the occupants of the application's residential unit while it would protect the amenity of their neighbours.

Recommendation: Grant Planning Permission