

Delegated Report		Analysis sheet		Expiry Date:		23/11/2007	
		N/A		Consultation Expiry Date:		12/11/2007	
Officer				Application Number(s)			
Paul Wood				2007/4545/P			
Application Address				Drawing Numbers			
Top Floor Flat 137 King Henry's Road London NW3 3RD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a dormer window to the rear and a roof light within each side of the roof slope.							
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	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 22/10/2007 to 12/11/2007.					
		Neighbouring owners / occupiers No representations have been received.					
CAAC/Local groups comments:		Elsworthy CAAC: No objection to the scheme.					
Site Description							
The site is a 3-storey plus basement semi-detached villa, situated on the south side of King Henry's Road. The property is divided into self-contained flats and is located within Elsworthy Conservation Area.							
Relevant History							
PE9800330R1: The erection of a dormer window in the rear roof slope. Granted (Scheme was never implements and permission has not lapsed).							
PWX0302169: The renewal of a planning permission granted on 28/08/98 (Reg. No. PE9800330R1) for the erection of a dormer window in the rear roof slope and a rooflight in each side roofslopes. Granted (Scheme was never implements and permission has not lapsed).							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

Camden Planning Guidance 2006

Roofs and terraces

Elsworthy Road Conservation Area Statement

Assessment

Proposal

The proposal is for the insertion of a modest dormer, 0.8m wide by 0.9m high by 1.2m deep, in the centre of the rear roof slope of the property, and two small rooflights; one in each of the side roofslopes.

Material Planning Considerations

The main planning issues include the impact of the proposal on the appearance of the building, the character/appearance of the conservation area and any impact on the amenity of adjoining properties.

Discussion

The proposed dormer window has previously been granted consent (refer to history section) and is considered to be acceptable and wholly in accordance with dormer window guidelines contained in the CPG.

Rear dormers such as that proposed are characteristic of dwellings in King Henry's Road, and are found on front, side and rear elevations. The proposal would be subordinate to the main roof and would not detract from the appearance of the building. The design, materials and siting are acceptable and would not cause harm to the character or appearance of the conservation area.

The roof lights are flush to the roof slope and are sympathetic to the building and area generally.

The works are considered to not result in any overlooking issues or result in unreasonable amenity impacts to adjoining residential properties.

The proposal is considered acceptable under current policy, and there have not been any material changes in circumstances since the original approval. It is therefore considered appropriate to grant planning permission.

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