

Delegated Report		Analysis sheet		Expiry Date:		10/10/2007	
		N/A		Consultation Expiry Date:		22/10/2007	
Officer				Application Number(s)			
Matthew Durling				2007/4147/P			
Application Address				Drawing Numbers			
120 Maygrove Road London NW6 2EP				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reconfiguration of the roof from a hip to a gable, plus enlargement of rear dormer window as a variation to planning permission granted 12/07/2005 (ref. 2005/1781/P) for demolition of existing 2-storey end-of-terrace building containing 2x self-contained flats and erection of a new 2-storey building with basement and attic accommodation.							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	40	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining occupiers/neighbours No responses received to date.					
CAAC		The site is not located within a Conservation Area.					

Site Description

The site is located on the east side corner of Maygrove Road and Ariel Road. Planning permission 2005/1781/P is currently being implemented. The building is not within a CA.

Relevant History

12/07/2005: PP *granted* (ref. 2005/1781/P) for demolition of the existing 2-storey end-of-terrace building containing 2x self-contained flats and erection of a new 2-storey building with basement and attic accommodation containing 3x self-contained flats, with a rear dormer window, side rooflight and a front lightwell plus excavation of the rear and side garden.

2004/4778/P: Application withdrawn on 20.01.05 for the demolition of existing 2-storey end-of-terrace building containing 2x s/c flats and erection of new 3-storey end-of-terrace building containing 3x s/c flats.

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

Camden Planning Guidance (2006)

Assessment

Proposal:

Permission is sought for the reconfiguration of the roof of the building as a variation to the development approved in 2005. The amendments comprise the enlargement of the approved roof and replacement of the hip adjacent to Ariel Road with a gable. Permission is also sought for the enlargement of the approved dormer window to the rear.

Assessment:

The approved hipped roof arrangement is a traditional and typical form of terminating the end of a terrace and is consistent with other end of terrace properties in the surrounding area, including to Nos. 22 and 31 Ariel Road. The proposal to create a gable end is therefore contrary to the typical and prevailing form of development in the area.

It is proposed to increase the height of the flank elevation and to incorporate the red brick detail at ground and first floor levels into the new gable. It is also proposed to install a triangular window into the gable itself. The side elevation of the building is visible in long views north in Ariel Road and shorter views east along Maygrove Road. The detailed design and contemporary use of materials proposed is not typical of gables in any location and it is considered that in this prominent location it would be unacceptable.

The enlargement of the roof would not result in any demonstrable loss of light or outlook to any adjoining occupiers. In recognition that the approved windows in the flank elevation of the building were subject to a condition ensuring they be obscure glazed, the proposed gable window would, if considered acceptable in design terms, also have to be subject to the same condition to prevent direct overlooking of habitable rooms on the opposite side of Ariel Road.

The enlarged dormer window would be 1.9m wider than approved. In the context of the enlarged roof, it is considered the dormer window would be subordinate to the main building and compliant with relevant planning guidance. This element of the proposal is therefore, in itself, considered acceptable.

Notwithstanding the above, it is considered the proposed roof extension would harm the composition of the terrace and the character and appearance of the area contrary to policy B3 of the RUDP and Camden Planning Guidance and should be refused planning permission.

Recommendation: Refuse.

