

Delegated Report		Analysis sheet		Expiry Date:		13/09/2007	
		N/A / attached		Consultation Expiry Date:		03/09/2007	
Officer				Application Number(s)			
Alex Bushell				1) 2007/3656/P; and 2) 2007/3658/P			
Application Address				Drawing Numbers			
105 Broadhurst Gardens London NW6 3BJ				1) 0706/PL/A_00.00, 02, 03, 05, 0706/PL/A_01.03, 04, 05, 06; and 2) 0706/PL/B_00.00, 02, 03, 05, 0706/PL/B_01.03, 04, 05, 06			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Erection of two dormer windows to the rear roof plus installation of two rooflights to the front (east facing) roofs of the existing maisonette; 2) Erection of two dormer windows to the rear roof with full-height French doors and balustrades, plus installation of two rooflights to the front (east facing) roofs of the existing maisonette.							
Recommendation(s):		1. Grant Planning Permission subject to Conditions; and 2. Refuse Planning Permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 13/8. No responses received.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

Roof level maisonette in a 4-storey semi-detached residential property on the south side of Broadhurst Gardens near to its junction with Fairhazel Gardens. The site is within the Swiss Cottage CA

Relevant History

25/05/1995 pp for The excavation of two areas below front windows to provide lightwells for the lower flat together with the provision of new windows to the front elevation at lower ground floor level

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

UDP: B1, B3, B7, SD6

SPG: Swiss Cottage CA Statement

CPG: Roofs and terraces

Assessment

Proposal

The applications propose the erection of two rear dormer windows in the rear roof slope of the existing building together with and two side facing rooflights on the front gable roof. The second application is identical with a design variation to the rear dormer, incorporating full height doors and a small balcony with terrace.

Context

The rear roof slope is visible from a semi-private area of open land to the rear of the site. The open space is known as Broadhurst Gardens Meadow and is designated as private open space in the UDP. There is good tree cover with mature trees (mainly deciduous) obscuring many views of the rear elevation. The pair of semis have a relatively unaltered roof form; however there is no particular uniformity to the rear elevations/roofs of buildings surrounding the private open space.

Considerations

The main issues relate to the appearance of the roof alterations having regard to the importance of preserving the character and appearance of the conservation area. The rooflights would not be widely visible and of a conservation type fitted flush within the roofslope and are acceptable. The rear dormers (without balcony) are relatively modest in size and would appear as an incident in the roofslope rather than dominating. As there is no cohesive uniformity the groups of buildings in the locality, loss of symmetry in the pair is not considered to be a significant factor and consequently the dormers/rooflights would preserve the character and appearance of the CA and are recommended for approval. The option with balconies however is unacceptable in that they would involve the removal roof verge to the eaves and the balustrade would be visible contrary to generic design guidance relating to roofs extensions and terraces. This option would therefore be unacceptable and would fail to either preserve or enhance the character and appearance of the CA.

Recommendations

1. Grant subject to conditions - ensure the rooflights would be flush and that materials match; and
2. refuse on basis that the rear dormers would be visible and contrary to design guidance.