

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/12/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/11/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Lewis				2006/4816/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat D 8 Sharples Hall Street London NW1 8YN				See decision.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of a dormer extension to rear pitch of roof to create a habitable room.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Primrose Hill Conservation Area Advisory Committee:  No objection.					

## Site Description

The application relates to a large 3-storey building plus basement and attic subdivided into flats. The building has a turret adjoining 39 Chalcot Square. There is an existing dormer to the rear roofslope.

The site forms part of the Primrose Hill Conservation Area.

## Relevant History

No history.

## 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.

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance (July 2002)

Camden Planning Guidance – Consultation Draft (2006)

## Assessment

### Overview

Planning permission is sought for the installation of a dormer to the rear roofslope. It would have a flat roof and would be clad with zinc sheeting to the cheeks and dormer roof with a painted timber window frame.

### Design

The proposed dormer would match the existing rear dormer in terms of its dimensions, materials, position in the roofslope and detailed design. It would sit within and appear subservient to the existing roof structure. There would be no views from the public realm therefore the character and appearance of this part of the Primrose Hill conservation area would be preserved.

### Amenity

The proposal would result in no greater level of overlooking than from the existing second floor windows or the existing dormer. As it would be contained within the existing roof structure, no overshadowing or loss of light would occur.

### Recommendation

That permission be granted, subject to conditions.

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