

Delegated Report		Analysis sheet		Expiry Date:		12/12/2006	
		N/A		Consultation Expiry Date:		20/11/2006	
Officer				Application Number(s)			
John Carter				2006/4495/P			
Application Address				Drawing Numbers			
Flat 5 37 Lady Margaret Road London NW5 2NH				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Extensions and alterations at roof level, including the removal of existing front and rear dormers and installation of new front dormer and a new rear dormer incorporating roof terrace to the residential flat (Class C3).							
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	31	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		Not located within a conservation area					

Site Description

No. 37 Lady Margaret Road is a three-storey end of terrace building with basement and loft accommodation. The site is located on the corner of Ascham Street and Lady Margaret Road.

The site is not located within conservation and there are no listed buildings in the locality.

Relevant History

2005/4093/P - Certificate of lawfulness for existing use of the third floor as one self-contained flat (Use Class C3) - Granted

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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance 2002

2.8 Roofs and terraces

Assessment

The applicant proposes the following alterations to the building;

- The removal of the existing front dormer and replacement with a new dormer. The new dormer measures 2.2m wide, 2.0m in height and 2.35m in depth and is located 0.35m below the ridgeline.
- The removal of the existing rear dormer and replacement with a new larger dormer incorporating a balcony. The new dormer measures 2.8m in width, extends 1.7m from the plane of the roof and is 2.0m in depth. The dormer is located 0.5m below the ridgeline. A terrace with a glass balustrade is proposed between the dormer and the edge of the roof.

The key issues that need to be addressed in this report are design and residential amenity.

There are a range of sizes and types of front dormer within the terrace of which the building forms a part. The front dormer is located 0.35m below the ridgeline. This is less than the 0.5m specified in the advice contained within Council's Supplementary Planning Guidance. However, given that the dormer replaces an existing dormer located 0.03m below ridge height the proposal is considered to be acceptable. The proposed front dormer is not out of character with the other dormers in the terrace. The front dormer is considered to adequately relate to the fenestration and design of the front façade of the host building. Overall the extension is considered to be consistent with the character and appearance of the building, the terrace of which it forms a part and the surrounding area.

The proposed rear dormer is set back 1.15m from the edge of the roof, with the space in front occupied by a terrace. The proposed rear roof extension does not strictly comply with advice contained within Council's Supplementary Planning Guidance. However, there are a number of similar rear roof extensions in the terrace. In particular examples of a similar form of development to the proposal can be found at No.s 45- 47 (ref: 8701313) and No. 49 Lady Margaret Road (ref: 8601469 approved on appeal). It is considered that given the number of similar dormers in the terrace that the proposal could not be resisted on design grounds. It is not considered that the rear dormer will be unreasonably dominant or out of character when viewed from the public realm.

The proposed development would not result in any unreasonable affect to residential amenity. In particular the new dormer windows will not result in an unreasonable loss of privacy to the adjoining dwellings.

It is recommended that planning permission be **granted**.

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