

Delegated Report		Analysis sheet		Expiry Date:	13/11/2006	
		N/A		Consultation Expiry Date:	20/10/2006	
Officer			Application Number(s)			
John Carter			2006/4274/P			
Application Address			Drawing Numbers			
Flat 3 28 Mansfield Road London NW3 2HP			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:	
Proposal(s)						
Installation of two conservation rooflights to front elevation of 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	05	No. of responses	01	No. of objections	00
Summary of consultation responses:	No responses received					
CAAC/Local groups* comments: *Please Specify	<u>Mansfield Conservation Area Advisory Committee</u> No objections					

Site Description

The site is a three storey mid terrace building located on the northern side of Mansfield Road. The building has previously been converted into three self-contained flats. The site is located in the Mansfield Conservation Area.

Relevant History

9401875 - Alterations and works of conversion to form 3 self-contained flats including a first floor rear conservatory second floor rear terrace an external rear staircase and the enlargement of an existing rear dormer – Granted

9501182 - Approval of details of rear conservatory railings and dormer pursuant to additional condition 02 of planning permission dated 21st April 1995 (Reg.no.PL/9401875/R2) – Granted

2006/3008/P - Erection of dormer window to front elevation – Refused

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

B7 – Conservation areas

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance – 2002

Roofs and terraces 2.8

Assessment

The proposal consists of the following elements;

- The insertion of two 'conservation style' rooflights in the front elevation of the roof. The rooflights are each 0.9m wide and 1.2m in height and are fitted flush to the roof pitch.

The issues that need to be addressed in the assessment of this application are design and residential amenity.

Design

It is considered that the design of the rooflights is acceptable. In particular it is noted that the rooflights are fitted flush to the roof of the dwelling and adequately relate to the fenestration on the front elevation. It is also noted that if the building were a single family dwelling the works would constitute permitted development and planning permission would not be required. Overall, it is considered that the proposed rooflights are acceptable in terms of design.

Residential Amenity

It is not considered that the proposed works will have any adverse effects in terms of residential amenity as no new building bulk is proposed and the proposal would not result in a loss of privacy any surrounding dwellings.

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

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