

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/11/2006	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		09/10/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2006/4175/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
13C Westbere Road London NW2 3SP				See decision notice			
<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 double rooflight on the front roof slope; erection of a side dormer and a rear dormer; alterations to the existing 2-storey rear extension to create a roof terrace and the installation of French doors to give access to that terrace, in connection with enlarging the existing top floor flat.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>04</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<ul style="list-style-type: none"> <li>A letter of support was received from <b>Ground floor Flat, 13 Westbere Road</b>; however they did request that the hours of construction be restricted to commencement at 9am, and no works on weekends.</li> <li>A comment was received from the owners of <b>Flat 2, 13 Westbere Road (first floor)</b>, who raised concerns regarding the hours of construction, requesting it cease on Saturday afternoons.</li> <li>A comment was received from <b>14C Westbere Road</b>, who requested further details of the works to their own property. These are not included as part of this application – it would appear there was confusion as the location of the works, which are at 13 Westbere Road.</li> <li>An objection was received from the tenants of <b>Flat 2, 13 Westbere Road (first floor)</b>, who raised concerns regarding the hours of construction and the duration for the construction period.</li> </ul> <p><i><u>Response:</u> Hours of construction and disruption from construction is not a relevant concern for the assessment of planning permission such as this; however; an informative will be placed on the permission advising of Council's hours relating to building works.</i></p>					
<b>Local groups comments:</b>		None received.					
<b>Site Description</b>							
The subject site does not fall within a Conservation Area. The site is located on the southwest side of Westbere Road and is occupied by a 3-storey building subdivided into flats. The projecting rear wing of the building has a pitched roof.							

## Relevant History

Subject site:

- Planning permission 2006/1964/P granted on 14/07/2006 for the *erection of one dormer window to the rear roofslope plus insertion of one rooflight with Cabrio balcony component to the side roofslope and one rooflight to the front roofslope, all in association with the conversion of the loft to create additional accommodation for the second floor flat*. This permission is unimplemented, but is still valid.
- Planning permission PW9902946 granted on 13/06/2000 for the *erection of a dormer in the rear roofslope the installation of velux rooflights in the front and side roof slopes and the recovering of the roof with artificial slates, in connection with the use of the roofspace for habitable purposes for the existing second floor flat*. This permission is unimplemented, but is now time expired.

It is noted that 23 Westbere Road, located one pair of buildings along from the subject site, has a substantial rear dormer and rear roof terrace:

- Planning permission 2003/0828/P granted on 16/09/2003 for *conversion of the loft to provide additional habitable space for the second floor flat, plus the erection of a rear dormer with door and stairs to the flat roof at the rear second floor level, erection of railings around part of the flat roof to form a rear terrace, and installation of a roof light*.
- Planning permission 2004/2413/P granted on 16/08/2004 for *removal of existing rear roof dormer and rooflight and erection of a new wider rear roof dormer*.

## 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.

### Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions

### Supplementary Planning Guidance 2002

- Section 2.7 – Alterations & Extensions
- Section 2.8 – Roofs and Terraces

## Assessment

### REVISIONS:

Amended plans were submitted on 23 October 2006 showing the provision of a 1.8m high obscure glass screen on the side elevation and a reduction in the depth of the brick party wall that is being increased in height.

### PROPOSAL:

The application seeks planning approval for the following alterations and additions to the top floor flat including:

- Installation of a double rooflight on the front roof slope,
- Erection of a side dormer,
- Erection of a rear dormer,
- Alterations to the existing 2-storey rear extension to create a roof terrace and the installation of French doors to give access to that terrace.

### DISCUSSION:

- The roof lights to the front elevation, whilst of a slightly larger proportion than that previously approved (2006/1964/P), complement the layout and hierarchy of windows on the lower floors. The modest size of the roof lights in combination with the height of the building and the width of the street will assist in limiting views of the front roof slope. It is considered that the proposed roof lights will not be a prominent feature in the street scene. The introduction of the roof lights will also improve the internal amenity of the flat, increasing the access to natural light, without adversely impacting on the street scene. Roof lights on front roof slopes are evident in the surrounding street scene.
- Only very limited views of the side dormer would be visible from the surroundings, given the substantial height of the host building, its proximity to the side boundary, the location of built form on the surrounding properties, and the modest size of the side dormer. The proposed side dormer has appropriate regard for the requirements of Diagram 2.10 of the SPG, being setback 0.5m from the side eaves line, and below the ridge of the roof. Whilst the dormer would sit close to the side pitch of the roof, the dormer has a modest width and, given that the dormer would not be very visible from the street scene, the width of the dormer is acceptable. The proposed works are not considered to compromise the integrity of the host building or to harm the wider street scene. It is noted that the new dormer would overlook the roof form of 19 Westbere Road, and as such would not harm the amenity of this property.
- The rear dormer proposed as part of the current application has a flat roof; however previously approved rear dormer (2006/1964/P) had a pitched roof form. The flat roof designed is considered to be an improvement on the pitched design, being more subservient to the host roof form. The rear dormer is siting to align with the proportions of the proposed side dormer, providing symmetry in the composition of the building. The proposed side dormer has appropriate regard for requirements of Diagram 2.10 of the SPG, being setback 0.5m from the rear eaves line, and below the ridge of the roof. Whilst the dormer would also sit close to the side pitch of the roof, the dormer has a modest width and is an improvement on the relationship of the previously approved scheme.

The proposed works are not considered to compromise the integrity of the host building or to harm the wider street scene. The dormer is considered to complement the layout and hierarchy of windows on the lower floors. Whilst the dormer would allow for views over the rear of the property, these are considered to be no more intensive than the existing conditions, and the dormer would not have direct views into habitable windows of adjoining properties, and as such is considered to not have an adverse impact on the amenity of surrounding properties.

- The SPG recognises that terraces can provide valuable outdoor amenity space for residences that don't have access to other substantial garden areas; however the SPG also recognises that terraces can have undesirable effects on the surroundings. As discussed below, the proposal is considered to have appropriate regard for the issues identified by the SPG and as such is considered acceptable.

The proposed terrace would be located on the third floor level, have a modest depth of 2.4m (the 2-storey rear projecting wing has an depth of 6.5m), and would be set in marginally from the side, having a width of 3.5m. The projecting wing has a sloping roof form, and as such the roof structure would be raised in height to provide a level decking for the terrace; a slate cladding finish would be provided on the rear elevation and brick to match existing on the side elevation, integrating well with the existing materials of the host building. A black metal balustrade would be provided on the rear and screening to a height of 1.8m would be provided on the side elevations (a timber screen along the party wall, and an obscure glass screen along

the flank elevation). The screening will ensure that the amenity of adjoining properties is protected from overlooking. A condition of the decision will ensure that the screens are retained and maintained. New French doors would provide access onto the terrace and are considered to complement the style of openings on this elevation.

The proposal works are considered to be respectful of the character and appearance of the conservation area, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1 and B3).

**RECOMMENDATION:** Approve.

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