

Delegated Report		Analysis sheet		Expiry Date:		16/08/2006	
		N/A / attached		Consultation Expiry Date:		25/07/2006	
Officer				Application Number(s)			
Bethany Arbery				2006/2561/P			
Application Address				Drawing Numbers			
Flat B 49 Gascony Avenue London NW6 4ND				Site Location Plan; A06/GAS/A01; A06/GAS/A02; A06/GAS/A03; and A06/GAS/A04.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of three rooflights on the front roof slope and the erection of a dormer window on the rear roof slope to provide additional accommodation to the upper level maisonette.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		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 representations received.						
Local groups comments:	N/A						
Site Description							
The application site is 49 Gascony Avenue, which is located on the north side of the street close to its junction with Kingsgate Road. The building is mid-terrace and comprises lower ground, ground, first and second floor level. The property is in residential use as 2 self-contained flats (Class C3). This application relates to Flat B (2-bedroom), which is located on the first and second floor. The building is neither listed nor situated within a conservation area.							
Relevant History							
<u>51 Gascony Avenue (2004/1531/P)</u> Planning permission was granted on 15 th June 2004 for the erection of a rear dormer window and one rooflight on the rear roof slope and three rooflights on the front roof slope to create additional floorspace for the second floor flat							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden adopted Replacement Unitary Development Plan (2006)							
S1 & S2 - Sustainable development							

SD6 - Amenity for occupiers of neighbouring properties.
B1 - General design principles
B3 - Alterations and extensions

Supplementary Planning Guidance

Section 2.8 - Roofs and Terraces

Assessment

Proposal: Planning permission is sought to install three rooflights on the front roof slope of the building and to erect a single dormer window measuring 2.8m in width, 1.8m in height and projecting 2.8m from the rear roof slope to allow a loft conversion and provision of a third bedroom with en-suite facilities.

Assessment: Policy B3 of the adopted Unitary Development Plan acknowledges that alterations and extensions to existing buildings can allow them to be used more flexibly and make more efficient use of the scarce land within the Borough; however, it states that if they are poorly designed they can harm both the character and appearance of the building and the area. The policy specifically refers to roof level alterations and extensions; it states that where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form. In this particular instance, the original roofline of the street has already been altered, there are examples of rooflights and rear dormer windows on a number of properties along the street in particular at no. 51, where planning permission was granted on 15th June 2004 for the installation of a dormer window and rooflight in the rear roof slope and three rooflights in the front roof slope. The principle of roof level alterations is therefore considered to be acceptable.

Where the principle of roof level alterations and extensions are considered to be acceptable, the policy requires that special care is given to their siting, design, size, proportions and materials.

The Council's Supplementary Planning Guidance (Section 2.8) provides detailed advice on where it will be acceptable to install dormer windows and what form they should take. The guidance refers mainly to the installation of dormers on the front roof slope where they will be visible from public vantage points. It says that on rear elevations in conservation areas and those visible from the street the same degree of care needs to be exercised. In this instance the building is not situated within a conservation area, but the rear elevation of the building can be viewed from Messina Avenue. Therefore, the detailed design of the rear dormer window needs to be given as much consideration as if it were located on the front of the building.

The proposed dormer is an appropriately sized single dormer placed centrally, which is considered preferable given the narrowness of the building. The dormer is set 0.5m from the ridge and more than 0.5m above the eaves. The detailed design of the windows matches that on the floors below. The windows are to be vertically sliding timber framed sash windows. The detailed design of the proposed dormer window is in accordance with the Council's Supplementary Planning Guidance.

The Supplementary Planning Guidance also provides advice on the design and positioning of rooflights. The guidance states that rooflights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. The proposed rooflights are shown as flush with the roof profile, they are appropriately sized and are not excessive in number. It is considered that they will not have an adverse impact on the character and appearance of this building or the area.

The amenity and privacy of the houses to the rear of the property on Messina Avenue will not be affected by the proposed dormer window on the rear elevation. The distance between the proposed dormer and the residential properties on Messina Avenue is the same as between the existing window openings and is greater than 18m. Similarly, the rooflights in the front roof slope are the same distance as existing openings from properties on the south side of Gascony Avenue. The proposed works are therefore considered to be acceptable in amenity terms and in accordance with Policy SD6 of the adopted Unitary Development Plan (2006).

Recommendation: Grant conditional permission.

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