

<b>Delegated Report</b>		<b>Expiry Date:</b>	15/05/2014	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
21 Gladys Road London NW6 2PU		2014/0614/P			
<b>Proposal(s)</b>					
Erection of rear dormer roof extension, associated creation of 2nd floor rear terrace with balustrade and installation of front rooflight.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full planning permission			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>	<b>Date posted</b>	<b>21 days elapsed</b>	
Press notice	n/a		Site notice	n/a	
<b>Date sent</b>		<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	8/4/14	29/4/14	12	0	0
<b>Consultation responses (including CAACs):</b>	No responses received.				
<b>Site Description</b>					
The site is 2 storey terrace property on the west side of Gladys Road. The property does not fall within a conservation area and nor is it listed.					
<b>Relevant History</b>					
<b>2013/7362/P:</b> Excavation to create a lower ground floor lightwell and installation of bin store to front garden. <u>Registered</u> 08/04/2014					
<u>23 Gladys Road</u>					
<b>2011/5876/P:</b> Erection of dormer extension at roof level with two windows and double doors, including use of rear flat roof at second floor level as a terrace with glass and steel balustrade to dwelling house (Class C3). <u>Granted</u> 31/01/2012					
<u>17 Kylemore Road</u>					
<b>9301628:</b> Provision of roof terrace on rear extension including erection of raised parapet wall and 1.7m high obscured glazed screen facing No 15 <u>Granted</u> 11/03/1994					

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

### Camden Planning Guidance

London Plan 2011

NPPF 2012

## Assessment

**Proposal:** Permission is sought for a 4m rear dormer roof extension, front rooflight and a roof terrace on the existing flat roof of the projecting wing. The dormer would have a timber sash window and 2 timber framed glazed doors. The doors would lead onto a roof terrace above the projecting wing. The roof terrace would have a steel framed glazed balustrade and would extend over the entire area of the projecting wing (3.3m x 6.3m). The rooflight would be square and would measure approximately 0.7m.

**Revision:** The dormer has been revised so that it would have a 0.5m gap between the dormer and the ridge as well as the party walls. The doors have been aligned so that they would appear as French doors.

### Assessment:

**Design:** The dormer is considered to be subordinate to the roofscape. Given the nature of the site the dormer would not be visible from the public realm and would not be a dominant feature when viewed from rear gardens or windows at adjoining properties. The dormer is set in by 0.5m on all sides in accordance with CPG 1 Design. It is noted that a similar sized dormer and roof terrace was recently consented (31/01/2012) at the neighbouring property, 23 Gladys Road. The proposed balustrade would match that at 23 Gladys Road. The proposed rooflight is centrally positioned and is of an appropriate size. The materials and detailed design of the dormer are considered acceptable. The proposed development would not harm the appearance of the host property.

**Amenity:** The roof terrace would allow views back towards 23 Gladys Road and the consented dormer. In order to prevent harmful overlooking a condition will be included to ensure that details of a 1.8m high privacy screen on the side elevation facing No.23 are submitted to the Council before the use of the terrace commences. A privacy screen would not be unduly prominent on the side elevation.

**Recommendation:** Grant planning permission