

Delegated Report		Analysis sheet	Expiry Date:	01/07/2014
		N/A / attached	Consultation Expiry Date:	05/06/2014
Officer			Application Number(s)	
Carlos Martin			2014/3010/P	
Application Address			Drawing Numbers	
Upper Wellside Well Walk London NW3 1BT			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing dormer with new enlarged dormer and installation of rooflight.				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press notice published from 15/05/2014 to 05/06/2014. Site notice displayed from 14/05/2014 to 04/06/2014.</p> <p>No response.</p>					
CAAC/Local groups comments:	<p>Hampstead CAAC: No response.</p>					

Site Description

The application site comprises a detached three-storey building, together with front and rear gardens, fronting onto both Well Walk (to the north-west) and Gainsborough Gardens (to the south-east). The building has been converted in the 1980's into three residential units, with access from both Well Walk and Gainsborough Gardens. This application concerns the lower unit.

The application site is located within Hampstead Conservation Area. Although the building is not listed, it is identified within the conservation area statement as making a positive contribution to the special character and appearance of the conservation area.

Relevant History

2010/1197/P: pp granted for the installation of one rooflight to southern roofslope of upper floor maisonette.

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 (design) 2013

CPG6 (amenity) 2011

Hampstead conservation area statement 2001

Assessment

Proposal

Planning permission is sought for the replacement of an existing dormer with a new enlarged dormer and the installation of a roof light on the rear roofslope. The proposed new dormer would feature three timber sash windows and a timber door to access an existing terrace. The proposal has been amended to reduce the size of the proposed dormer at officers request.

The main issues for consideration are:

- a) The impact of the proposal on the character and appearance of the existing building and the conservation area generally.
- b) The impact of the proposal on the amenity of adjacent occupiers.

Design and conservation

The proposed alterations are considered to be sympathetic to the character and appearance of the host building in terms of design and materials. The proposed new windows and door would be similar to other existing openings in terms of design and materials and would not harm the character of the building. The proposed dormer is large but can be comfortably accommodated in the roof and broadly complies with Camden's guidance. The proposed rooflight is of a moderate size and no objections are raised to its location.

Amenity

The proposed alterations do not raise any amenity concerns.

Recommendation: Grant Planning Permission.