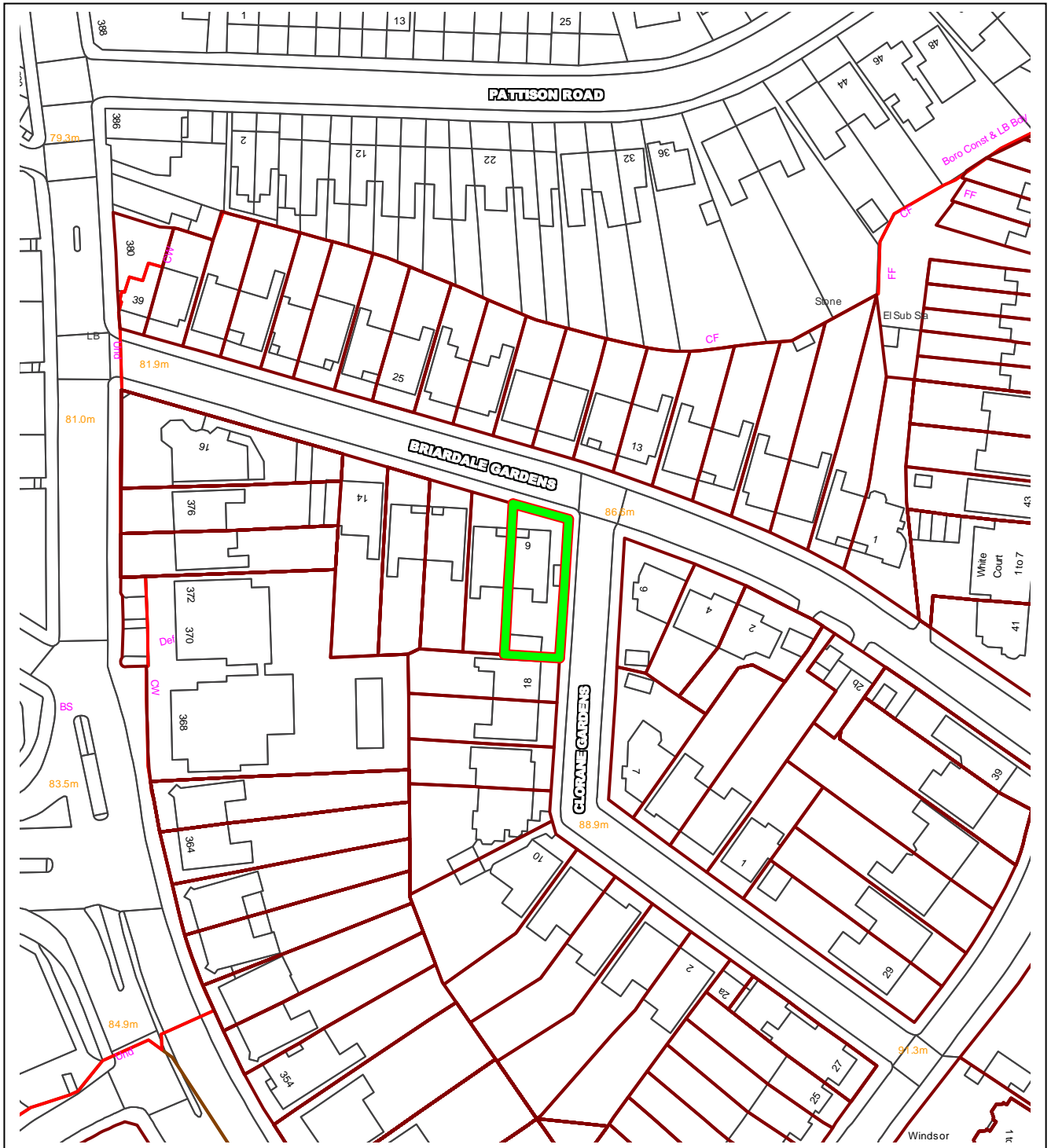


6 Briardale Gardens 2014/4891/P



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6 Briardale Gardens – site photos



Photo 1: 6 Briardale Gardens – shows existing rear dormer.



Photo 2: Showing existing front rooslope and arrow showing location of proposed 'bullseye' window.



Photo 3: View to rear elevation from Clorane Gardens



Photo 4: View to rear elevations of host site from Clorane Gardens with arrow showing location of proposed rear dormer

Delegated Report (Members Briefing)		Analysis sheet N/A / attached	Expiry Date: 23/09/2014	Consultation Expiry Date: 11/09/2014
Officer Emily Marriott-Brittan		Application Number(s) 2014/4891/P		
Application Address 6 Briardale Gardens London NW3 7PP		Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 1x window to front elevation at 2nd floor and 1x rooflight to front roof slope and 1x dormer window to rear roofslope.				
Recommendation(s):	Grant Planning Permission			
Application Type:	Householder application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00
Summary of consultation responses:	A site notice was displayed from 21/08/2014 to 11/09/2014. A press notice was published on 15/08/2014 to 05/09/2014. No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	Redington Froggal CACC: New rooflight to the front should be uniform with the existing in the size and level. It is too close to the valley. The proposed dormer should be aligned with the window below creating better balance with existing rear dormer and rooflight. Officer response: The proposed front rooflight is considered to be acceptable in the existing roofslope as it is in a similar location to the existing rooflight at the front and there are a number of other properties along Briardale Gardens with rooflights in the same position near the valley and it is not considered that this rooflight would cause any more harm than these. The proposed rear dormer has been amended to align directly with the window below.					

Site Description

The site is a semi-detached house located on the corner of Briardale Gardens and Clorane Gardens. The site is located in the Redington Frogna Conservation area but is not a listed building. The site is identified as making a positive contribution to the conservation area.

Relevant History

None.

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

Redington and Frogna Conservation Area Statement 2000

Camden Planning Guidance 2013 - 1 (design) 6 (amenity)

Assessment

1.0 Proposal

1.1 Permission is sought for the installation of a rear dormer window, a conservation type velux to the front roofslope and a 'Bullseye' window to the front gable.

- The proposed dormer window would be set up from the ridge by more than 500mm and would have an internal ceiling height greater than 1.3m. The proposed velux windows to the front and rear would be flush 'conservation style'.
- The proposed 'bullseye' window to the front would be timber framed and is similar to many others located along Briardale Gardens.

2.0 Amendments

2.1 The application has been revised on officer recommendation to move the proposed rear dormer to align directly with the window located below and change the front 'bullseye' window materials to timber not uPVC.

3.0 Assessment

3.1 The proposal includes the installation of a rear dormer window, velux window to the front roofslope and 'bullseye' window to the front gable. The Redington Frogna Conservation Area Statement notes that roof extensions would not be acceptable where the extension would be harmful to the character and form of the existing building. The proposed dormer window which would be positioned in the existing rear roofslope would be designed to match the existing dormer window at the rear. The size and style would be the same as the existing and the dormer would align with the existing rear window located below. The proposed rear dormer is not considered to detract from the existing roofslope and is not considered harmful to the wider conservation area.

3.2 The Redington and Frogna Conservation Area Statement notes that original, traditional materials should be retained where possible. The proposed rear dormer would be made from uPVC. While this is not a traditional material the existing rear dormer and windows to the side elevation (on Clorane Gardens) of the dwellinghouse are also made from uPVC and have been there for what appears to be a number of years. From the street it would be difficult to view the material of the dormer window

given the location of the large street tree on Clorane Gardens which blocks a direct view to the dormer window when approaching the rear elevation from the south. The proposed 'bullseye' window to the front elevation (originally proposed as uPVC) will be timber framed. It is considered that the materials are acceptable with the dormer window matching the existing and the front elevation retaining traditional timber for the 'bullseye' window.

4.0 Amenity

4.1 It is considered unlikely that there would be any impact on the amenity of adjoining neighbours; the proposed rear dormer would create no more harm than the existing rear dormer located on the roof slope.

4.2 The proposal complies with Camden Planning Guidance and Local Development Framework Policy DP24, DP25 and DP26.

5.0 Recommendation: Grant conditional planning permission.

DISCLAIMER Decision route to be decided by nominated members on Monday 6th October 2014. For further information please click [here](#)

Mr Kevin Given
drawnplans.co.uk
135 Back High Street Gosforth
Newcastle-upon-Tyne
NE3 4ET

Application Ref: **2014/4891/P**
Please ask for: **Emily Marriott-Brittan**
Telephone: 020 7974 4206

1 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Briardale Gardens
London
NW3 7PP**

DECISION

Proposal:

Installation of 1x window to front elevation at 2nd floor and 1x rooflight to front roof slope and 1x dormer window to rear roof slope.

Drawing Nos: Proposed plans 30/09/2014; existing plans 30/09/2014; O/S Map

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Proposed plans 30/09/2014; existing plans 30/09/2014; O/S Map

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment