

Delegated Report		Analysis sheet		Expiry Date:		03/10/2014	
		N/A		Consultation Expiry Date:		04/09/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4768/P			
Application Address				Drawing Numbers			
3rd Floor Flat 6a Belsize Lane London NW3 5AB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations at roof level including the installation of 4 x rooflights, alterations to existing dormers and associated terraces and installation of gas chimney flue on rear elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 13/08/2014 and the application was advertised in Ham & high on 14/08/2014.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fitzjohns/Netherhall CAAC – queried whether railings shown in front dormer were existing. <u>Officer comment</u> The agent sent photos to show the front railings already exist. There are no changes proposed to the front dormer.					

Site Description

The subject property is located on the west side of Belsize Lane and comprises a semi-detached property which has been subdivided into flats. The subject flat is the third floor flat. The property is not listed, but lies within the Fitzjohns/Netherhall Conservation Area.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP22 (Promoting Sustainable Design and Construction)

DP23 (Water)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal

Planning permission is sought to increase the size of an existing rear dormer in the side of a recessed roof slope to create double door access to the existing roof terrace, install four rooflights and remove part of the rear roof slope to enlarge a second existing roof dormer and increase the roof terrace space. An existing timber trellis on the terrace party wall shall be replaced with a high frosted glass balustrade and the balustrade at the rear shall be replaced with a higher metal balustrade. Additionally, a chimney flue shall be installed on the eastern side of the rear roof slope, measuring 0.5m in height and 0.1m in width.

Assessment

The main considerations in relation to this proposal are the design and impact on amenity.

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The four new rooflights shall be flush with the roof slope. The enlarged roof terrace area shall match the size of the neighbouring property (8 Belsize Lane) which will improve symmetry between the two buildings. Given both dormers are high level and at the rear of the site the proposal is considered acceptable as they will not be visible from the streetscene and will preserve the character and appearance of the conservation area. The chimney shall also be inconspicuous at this height and scale. The materials shall match the existing property. The proposal is considered acceptable in design terms.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

The proposal is not considered to have an increased impact on amenity beyond the existing situation which includes a single access door to a roof terrace and a rear dormer window adjacent to a similar arrangement at the neighbouring property. A privacy screen shall replace timber trellis on the parapet wall which will increase privacy and prevent overlooking for both number 6 and number 8 Belsize Lane. Environmental Health has no objection to the chimney flue. The proposal is considered acceptable in terms of amenity.

Recommendation

Grant planning permission.