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|---|--|----------------------------------|-----------|----------------------------------|-----------|-------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 25/09/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 25/08/2014 | |
| Officer | | | | Application Number(s) | | | |
| Sally Shepherd | | | | 2014/4560/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat C 105 College Place London NW1 0DR | | | | Refer to draft decision notice | | | |
| Proposal(s) | | | | | | | |
| Replacement of dormer roof with new dormer roof, including replacement of 1st floor rear window & top floor front window. | | | | | | | |
| 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 | 15 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | No responses received | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A (not in a conservation area) | | | | | |

Site Description

The site comprises a three-storey, mid-terraced property located on the west side of College Place in Camden Town. The building is sub-divided into 3 self-contained flats and this application relates to the top floor flat. The building is not listed and not located in a conservation area.

Relevant History

Application site

2004/4607/P – Planning permission granted on 22/12/2004 for erection of a single storey rear extension to ground floor self-contained flat.

8502059 – Planning permission granted on 16/04/1986 for change of use and works of conversion to provide two flats (one x 2-bedroom and one x 1-bedroom) and one maisonette including roof extension and formation of a roof terrace on the top of the existing rear extension.

97 College Place

2012/4591/P – Planning permission granted on 05/11/2012 for erection of a rear dormer window and 3 x rooflights to front roofslope in connection with top floor flat (Use class A3).

73 College Place

2003/0318/P – Planning permission granted on 01/08/2003 for the construction of a terrace within the existing rear roof slope and the erection of two rooflights in the front roofslope.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Permission is sought for the following:

- Replacement of the existing rear dormer with a new dormer of the same size with metal cladding
- Installation of French doors on new dormer to access roof terrace
- Installation of a rear timber framed window to rear dormer
- Like-for-like replacement of first floor rear window and timber sash window within front dormer

Assessment

The main planning considerations are:

- Design (visual impact)
- Amenity (impact on the amenity of adjoining occupiers)

Design (visual impact)

The dormer would be replaced with a dormer of the same size and so it would not be any more visually prominent than the existing. The dormer is currently clad in grey tile hung slates. The proposed dormer would be clad in a grey colour metal (lead or zinc) and would match the existing roof in terms of appearance. The new French doors and timber window be in keeping with the character and appearance of the property and are considered to be acceptable. The two window replacements would be on a like-for-like basis and do not therefore need planning permission.

Amenity

The proposed roof extension is not considered to raise any amenity issues.

Recommendation

Grant Planning Permission