

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	23/07/2014
		N/A	<b>Consultation Expiry Date:</b>	19/06/2014
<b>Officer</b>		<b>Application Number(s)</b>		
Tessa Craig		2014/3446/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
1st & 2nd Floor Flat 15 Raveley Street London NW5 2HX		1307/011, 1307/100 Revision No. B, 1307/101 Revision No. B, 1307/102 Revision No. B, 1307/109, 1307/110 Revision No. D, 1307/111 Revision No. D and 1307/112 Revision No. D.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Construction of roof extension, 1st floor roof terrace with metal railings, installation of 3 rooflights to front roofslope, and alterations to front and rear windows.				
<b>Recommendation(s):</b>	Grant planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Nine neighbours were notified of the proposal by post. One objection was received from 4 Lupton Street, objecting to the proposal on the basis of overlooking, pressure on parking and impact on the nature of the area.</p> <p><u>Officer Comment</u>  <i>The proposed roof terrace and dormer are over 18m from the windows of 4 Luton Street and therefore there is no concern with overlooking to this property. The proposal does not create an additional unit and therefore the pressure on parking is not considered to be altered by the development. The development does not result in any loss of trees or vegetation and the works are all above the existing footprint of the house, therefore the proposal is considered acceptable in terms of impact on natural environment.</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	n/a					

## Site Description

The property is located on the south side of Raveley Street and comprises a two storey, brick terraced property. The property is not listed and nor is it within a conservation area.

## Relevant History

None.

## Relevant policies

### LDF Core Strategy and Development Policies

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 2013

CPG1 (Design)

CPG6 (Amenity)

### The London Plan (2011)

### The NPPF 2012

## Assessment

### Proposal

Planning permission is sought for three rooflights in the front elevation (0.4m x 0.5m each), a rear dormer (3.9m<sup>3</sup>) with a part width Juliette balcony and four glazed doors a window and a rooflight matching the size of the doors, replacement of two windows at first floor and two at second floor with timber framed windows, and a new timber framed door at second floor to access a new roof terrace which will be part depth of the closet wing extension (to depth of the chimney breast) with a 1.1m metal railing on the side and rear elevation.

The proposal has been revised since its original submission to reduce the depth of the roof terrace from the full area of the first floor roof to the area up to the chimney breast on the side elevation, retain the rear sloped parapet wall of the closet wing and to reduce the height of the roof extension to below the roof eaves.

### Assessment

#### 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.

Camden design guidance (CPG1) advises terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can cause nuisance to neighbours. They should be designed to form an integral element in the elevation. Materials should match the existing building and setbacks should be used to avoid overlooking.

In this case, the subject flat only has access to a small shared outdoor space at the front of the property. The proposed roof terrace will provide private outdoor amenity space to the property, in

accordance with the Camden planning guidance. The design of the terrace is considered sympathetic to the host property, with a timber framed access door and wrought iron balustrades. Additionally, the rear sloped gable end will be retained to keep the uniformity with the group of terraced houses.

The CPG1 (Design) cites, alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

The proposed rear dormer is consistent with similar style dormers in the group of terraced properties, with a dormer on either side of the property at numbers 13 and 17. The dormer has been reduced in height since its original submissions to move the dormer lower within the roof slope. The materials proposed are considered acceptable and overall the design is deemed appropriate.

The front rooflights are consistent with similar development in the street, are high level and therefore less visible in the streetscene and are considered acceptable in design terms. There are a number of dormers in the terrace of a similar size to the proposed dormer (many of which have been built under permitted development rights which are not afforded here as the property is two flats). The dormer has been reduced in size to be lower than the roof slope. The materials used will be sympathetic to the host building. The replacement timber framed windows are acceptable as they shall match the existing windows. The revised rear roof terrace maintains the form of the sloped closet wing and the wrought iron railing is sympathetic to the main property, it is not visible from the streetscene.

### 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."

There are no concerns in terms of overlooking with the proposed rooflights as they are located high within the roof slope and do not overlook any neighbouring windows. The replacement windows do not raise any amenity concerns. The proposed dormer will be located adjacent to the neighbouring dormer at 13 and at 17 Raveley Street, however views to both sides are oblique and do not raise amenity concern. There is a large enough separation between the dormer and residential windows/properties to the rear of the site, such that there are no overlooking or privacy concerns.

The proposed roof terrace has been reduced in size since its original submission. The reduced depth, combined with the high parapet wall between the subject site and number 17 Raveley Street have reduced any overlooking/loss of privacy such that the proposal is considered acceptable in terms of amenity. Additionally, the roof terrace looks towards the roof of the closet wing at number 13 and toward a window in the rear elevation which services the stairwell. Therefore, there are no concerns with overlooking or loss of privacy to this site.

### **Recommendation**

Grant planning permission.