

Delegated Report		Analysis sheet		Expiry Date:		11/08/2014	
		N/A / attached		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Katrine Dean				2014/3649/P			
Application Address				Drawing Numbers			
27 St Albans Road London NW5 1RG				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of bicycle store and installation of rooflight in the roofspace on side elevation.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park have been consulted on 19/06/2014, however no response was received.					

Site Description

The application site is located on St Alban's Road, within Dartmouth Park Conservation Area. The works relate to a two and a half storey semi-detached dwellinghouse. This Arts & Crafts property dates back to 1910 and is finished in pink and red stock brick and red roof tiles. The dwelling is identified as making a positive contribution to Dartmouth Park Conservation Area. Access from the front to the rear of the property is currently retained and the property is secured by a timber gate 1.8m in height. The front part of the south-western gable contains a door and steps onto the side garden. The boundary treatment between numbers 27 and 25 to the south west is timber fence, which is around 1.5m in height.

Relevant History

2013/5373/P - Erection of rear extension to include stairs and balustrades to replace existing conservatory, installation of rear dormer window, 2 x rooflights, in addition to alterations to doors and windows on rear and side elevations of single dwellinghouse (Class C3). Granted 11/10/2013.

2013/7432/P - Alterations to windows to rear and side elevations, reduction in rear terrace, removal of chimney relating to previous permission dated 11/10/2013 (ref: 2013/5373/P) for the erection of rear extension to include stairs and balustrades to replace existing conservatory, installation of rear dormer window, 2 x rooflights, in addition to alterations to doors and windows on rear and side elevations of single dwellinghouse (Class C3). Granted 20/01/2014.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Dartmouth Park Conservation Area Appraisal and Management Plan – Jan 2009

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the erection of a timber bike store at the side of the property, with a tiled pitched roof. An additional rooflight would also be installed in the roofspace at the south-western side of the house. The bike shed would cover a footprint of 7.6m² at the side of the dwelling. The existing gate would also be increased in height to 2.4m.

The applicant had originally submitted a proposal for the installation of a glazed roof over the bike store and also over the side entrance door; however, amendments have subsequently been secured to remove the glazed roof element, which would have been detrimental to the conservation area.

Design

In terms of CPG1, the proposal is considered to be acceptable because it complies with the general principles for extensions which are set out within the document. The bike store would be minor in scale and would respect and preserve the original design and proportions of the building. The proposal would not constitute a side extension to the dwelling, but would comprise the erection of a side shed to store bikes and therefore its impact on the side elevation would be marginal. Access from the front to the rear would be maintained. The proposed conservation style rooflight would not over-dominate the roofspace or detract from the conservation area.

Amenity

The development would have no negative impact on residential amenity and it therefore complies with the advice in CPG6.

Recommendation

Having given consideration to the above assessment, the proposal complies with the policies and guidance of the Council and should therefore be approved.