

Delegated Report		Analysis sheet		Expiry Date:		14/10/2014	
		N/A / attached		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Obote Hope				2014/4793/P			
Application Address				Drawing Numbers			
Flat 3 26 Fellows Road London NW3 3LH				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of dormer extension on west (side) elevation with associated balustrade for the provision of the provision of a roof terrace and the installation of an additional roofing associated with top floor flat.							
Recommendation(s):		Grant Planning Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 17/09/2014 to 08/10/2014 Press notice displayed from 18/09/2014 to 09/10/2014 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		No comment received at the time of this report					

Site Description

The application site is located on the northern side of Fellows Road at the junction with Primrose Hill Road and contains a substantial three-storey-with-basement detached yellow brick villa dating from the 19th century. The property is divided into 4 self-contained flats.

Numbers 26-72 Fellows Road are identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

May 2010 Application for alterations to roof slope of residential floor flat (Class C3) to incorporate a glass dormer with sliding doors and balcony, plus installation of one rooflight, withdrawn by the applicant, ref. 2010/1027/P.

April 2011 Alterations to replace existing rooflight on western roof slope with dormer including sliding doors and balcony, and installation of a new rooflight to the residential flat. Ref. Granted **2011/0525/P**

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

Development Policies

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2013

CPG1-Design

CPG6-Amenities

Belsize Park Conservation Area Appraisal and Management Strategies 2002

Assessment

Proposal:

1.1 Planning permission is sought for alteration of the existing roof area these include the following alterations:

- Erection of a dormer extension to the north elevation (side elevation);
- Installation of balustrade, to the flank elevation for the provision of roof terrace and;
- Installation of 1 x rooflights to side elevation

1.2 The key planning considerations associated with the proposals are:

- 1) *Design of the proposed scheme and;*
- 2) *Impact on residential amenities*

2.0 Assessment

2.1 The buildings along Fellows Road are closely-spaced and the street contains a consistent line of tall mature trees on its northern side. As a result the western side roof slope of the application building is not readily visible other than from the upper floors of a limited number of neighbouring properties. This part of the building is considered to make a limited contribution to the visual character and appearance of the Conservation Area.

2.0 Design / impact on conservation area

2.0.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'* The property lies within the Redington/Froggnal Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area. Furthermore, The Fitzjohns/Netherhall Conservation Area Statement should also be considered and it states that elevational alterations can result in a loss of detail to the host property and this must be taken in to consideration.

3.0.2 Also of relevance is the Belsize Conservation Area Appraisal and Management Strategy, adopted in November 2002. This states that all proposed extensions and alterations within the conservation area should be of the highest design quality.

Side Elevation

3.0.3 The proposed dormer would be 2.8m in width and would project by approximately 2.9m from the plane of the roof slope. The size of the dormer would be proportionate to the roof slope to which it would be added and the dormer would have a clearance of over 500mm to the ridge, eaves and sides of the roof. It would have a traditional lead finish to its sides and roof and would have timber-framed sliding doors. The dormer would include a small inset terrace 1.05m in depth with metal balustrade. One rooflight adjacent to the dormer is also proposed. This would be modest in size and flush with the plane of the side roof slope. The proposed works would follow the guidelines set out in Camden Planning Guidance for additions and alterations to roofs. The works are considered to safeguard the appearance of the building and preserve the character and appearance of the Conservation Area.

3.0.4 Given the scale, form and location of the proposed dormer/ terrace it is not considered to have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook, or light pollution. In terms of visual privacy. As a result the proposal is not considered to result in any significant loss of neighbour privacy.

Roof Terrace

3.0.5 Camden Planning Guidance states that balconies should not be introduced where they: result in an unreasonable amount of overlooking in to any habitable rooms or the gardens of neighbouring properties; result in an unreasonable loss of sunlight or daylight to habitable rooms of neighbouring properties; have an adverse effect on the townscape or character of the building as a result of being visually intrusive or of an unsatisfactory design.

3.0.6 The creation of extra habitable accommodation in the roof space may cause extra noise and vibration however, since the use of the proposed new floorspace is residential, the increase in noise is considered to be minimal compared to the existing situation. In addition, the proposed terrace is not of a scale to be likely to result in intensive use by large numbers of people. It is therefore not considered to result in noise disturbance nor is there considered to be significant potential for sleep deprivation for neighbouring occupiers as a result of noise and disturbance associated with the operation of the terrace. An informative is attached to the permission specifying the permitted hours of construction.

4.0 Residential amenity

4.1 The proposed terrace will project outwards approximately a metre from the rear elevation. And as such, the the roof terrace would not result in any amenity issues with regards to neighbouring properties. The terrace will not result in any overlooking or loss of privacy Nor will the proposal result in a loss of sunlight or daylight to neighbouring properties.

4.2 The proposed dormers due to its location to the sides and between the roof slopes would not have a detrimental impact in terms of outlook, overlooking and the loss of privacy and as such, the alterations to the side and rear elevation are not considered to raise any issues that would impact the neighbouring amenity in accordance with policy DP26 and CS5 of Camden's LDF.

5.0 Recommendation

Grant Planning Consent.