

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				2014/5094/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 7, 3 Tasker Road London London NW3 2YR				L-01 (Location Plan and Leasehold Plan); P-01; P-02; P-03; E-01; E-02; E-03; E-04; S-01; S-02.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of front dormer, replacement glazing to side dormer and rooflight; replacement access hatch/rooflight to main roof; installation of replacement timber framed windows to front elevation.							
<b>Recommendation(s):</b>		Grant 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	26	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>Advertised in the Ham &amp; High on 25/09/2014. Site Notice displayed from 24/09/2014.</p> <p><i>Comment from Flat 8, 3 Tasker Road:</i> No objection from a planning perspective but wants the building engineer to check their flat for safety implications.</p> <p>Officer Comment: This is not a material planning consideration and would form part of the building consent process and potentially be a civil matter.</p> <p><i>Comment from 2 Tasker Road:</i> - All works should match original features of the neighbouring buildings - Query regarding whether new rooflight and access hatch is necessary</p> <p>Officer Comment: The proposed works would match existing. The access hatch would replace an existing one and the rooflight would not cause harm</p>					

	<p>to the Conservation Area as it would not be visible. In addition, the new rooflight would provide better light for the flat.</p> <p><i>Comment from 21a Upper Park Road:</i> No documents were available for comment.</p> <p>Officer Comment: This situation was rectified and the plans were made available.</p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>No response received from CAAC.</p>

### Site Description

This application relates to an upper floor one bedroom flat (over the 2<sup>nd</sup> and 3<sup>rd</sup> floors) that forms part of an end of terrace building with 1 and 2 Tasker Road. The building has retained most of its original features and still benefits from timber framed windows. 1 and 2 both benefit from front dormers; 1 and 3 both have side dormers and all three of the properties have a dormer to the rear.

The application building lies within the Parkhill Conservation Area, with Tasker Road being designated in 2011. 1, 2 and 3 Tasker Road are all considered to make a positive contribution within the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011.

### Relevant History

None relevant.

### Relevant policies

#### NPPF

#### London Plan 2011

#### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Camden Policy Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

#### Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

### Assessment

## **Proposal**

Planning permission is sought for the construction of a front dormer; replacement glazing to an existing side dormer; a new rooflight window and a replacement access hatch to the roof and replacement timber framed windows to the front of the building.

### **Front Dormer**

The front dormer would have a width of 1.44m; a depth of 2.42m and it would have a flat roof with a height of 1.79m. The sides of the dormer would be hung slates and the windows would be timber framed. The dimensions and materials used match the existing front dormers at 1 and 2 Tasker Road.

Paragraph 5.7 of CPG1 states that roof alterations are likely to be acceptable where there is an established form of roof addition to a terrace. The principle of a front dormer is therefore considered to be acceptable.

Paragraph 5.11 of CPG1 relates to dormers and states that they should be set below the ridge and set in from the sloped edge of a hipped roof (usually by 500mm). While the proposed development does not conform to this guidance, it matches the height of the two adjacent dormers and the front dormer at 1 Tasker Road (opposite side of the terrace) has a similar location next to the sloped edge of the hipped roof. Therefore, it is considered that the non-compliance with CPG1 is acceptable in this instance as it would be in keeping with the existing dormers and provide a better symmetry and composition within the front roof slope.

Based on the above, it is considered that due to the existence of the adjacent front dormers and the proposal's matching design and positioning, that the proposed front dormer would be acceptable in this instance. It is considered to preserve the character and appearance of the Parkhill Conservation Area.

### **Replacement Glazing to Existing Side Dormer**

The replacement glazing would match the existing glazing it would replace. This part of the proposal is therefore considered to preserve the appearance of the building and the Conservation Area.

### **New Rooflights and Replacement Hatch Access**

The new rooflight and replacement hatch access would be installed on the flat plane of the main roof and would not be visible from within the Conservation Area. They would therefore have little or no impact on its character or appearance. Notwithstanding this, the new rooflight would be in keeping with existing rooflights on the building and the hatch would be compatible with the one that it would replace.

It is noted that the hatch is existing so it would not be introducing an opportunity for the current or any future occupiers to access the roof. Despite this, the roof is not currently used as a terrace and planning permission would be required to do so. A condition is recommended to prevent the use of the roof as a terrace and to ensure that it is used for maintenance purposes only.

### **Replacement Windows on Front Elevation**

New timber framed double glazed windows are proposed that would replace the existing kitchen and living room windows which are currently in poor condition. These works are considered to enhance the building's façade and the character and appearance of the Parkhill Conservation Area.

### **Quality of Accommodation**

The existing headspace for the 3<sup>rd</sup> floor bedroom would be increased by the proposed front dormer and more light would be provided to the bathroom due to the new rooflight.