

Delegated Report		Analysis sheet		Expiry Date:		06/11/2014	
		N/A		Consultation Expiry Date:		23/10/2014	
Officer				Application Number(s)			
Katrine Dean				2014/5745/P			
Application Address				Drawing Numbers			
Flat 6, 7 Lyndhurst Gardens London NW3 5NS				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of one roof-light to side roof slope.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response					

Site Description

The application site is located on Lyndhurst Gardens within the Fitzjohn/Netherall Conservation Area and relates to a positive contributor building, which has been subdivided into flats. The building is finished in red stock brick and slates.

Relevant History

2014/3358/PRE - Formation of two rooflights in the roofspace of the flatted building; one on the south and another on the west facing slopes. Pre-application advice was issued discouraging the application for forming rooflights in the turret.

Relevant policies

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)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011:

CPG 1 – Design

CPG 6 – Amenity

Fitzjohns/Netherhall Conservation Area Statement

Assessment

Proposal

This application seeks planning consent for the formation of a rooflight in the western roof slope of the flatted building. The rooflight would be Conservation style and flush with the roof.

Design

Despite the advice issued at pre-application stage, which was based on the assumption that the rooflights would be installed in the roofspace of the turret, the proposed development is acceptable because the rooflight would be positioned in the roof-space of the western elevation and would not detract from any architectural features of the building. It would be barely visible from the public vantage of the street-scene due to the mature tree canopy screening the building from the street. There are examples of rooflights and other alterations at roof level on nearby properties. The proposed development would therefore have little impact on the conservation area.

Amenity

There are no issues with residential amenity associated with the proposal.

Recommendation

Having had due regard to the above assessment, it is considered that the proposal complies with the relevant policies and guidance of the Council and should be granted subject to conditions.