

Delegated Report		Analysis sheet		Expiry Date:		19/09/2014	
		N/A		Consultation Expiry Date:		04/09/2014	
Officer				Application Number(s)			
Sam Watts				2014/4836/P			
Application Address				Drawing Numbers			
Flat D 28 Priory Road London NW6 4SJ				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Use of rear third floor roof as a terrace and erection of side dormer.							
Recommendation(s):		Refuse planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 14/08/2014 – 04/09/2014 Site Notice displayed from 13/08/2014 – 03/09/2014 Neighbour at number 28B stated they have no objection.					
CAAC/Local groups* comments: *Please Specify		No response received from Priory Road CAAC.					

Site Description

The site consists of a second and third floor flat in a four storey detached property located on the east side of Priory Road. The site is located in the Priory Road Conservation Area and the building is noted as making a positive contribution in the Priory Road Conservation Area Statement.

Relevant History

2012/0981/P - Use as 4 x self contained flats (Class C3) – **Granted 25/04/2012**

2012/1305/P - Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; replacement of windows on front elevation at lower ground, ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front and side roofslopes (x 1 each) – **Granted 27/04/2012**

2012/2422/P - Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; installation of 2 x rear external staircases from first to ground floor level; replacement of windows on front elevation at lower ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front, side and rear roofslopes. – **Granted 16/07/2012**

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)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance 2011

CPG1 (Design) (paragraph 5.8)

CPG6 (Amenity)

Priory Road Conservation Area Statement, 2000

The London Plan (2011)

The NPPF 2012

Assessment

1.0 Proposal:

1.1 The proposal is for the creation of a terrace on the existing third floor flat roof with a balustrade to all elevations and the creation of a side dormer window with obscure glazing. Access to the new terrace would be provided through the replacement of windows with folding double doors.

2.0 Design:

2.1 Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 5.6 of CPG 1 (Design) states that roof extensions and alterations are likely to be *unacceptable* where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

2.2 CPG1 states that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The proposed dormer is considered to be architecturally sympathetic to the building and is also not considered to have a negative impact on the integrity of the roof form.

Following from this, the proposed dormer would be constructed of slate, which is in accordance with CPG1 paragraph 5.9 which states “materials, such as clay tiles, slate, lead or copper that visually blend with existing materials, are preferred for roof alterations and repairs.”

2.3 However, the proposed terrace by reason of its visual clutter does not preserve or enhance the character of the conservation area and would have a negative impact on the architectural details of the characteristic rooftops, contrary to policies DP24 and 25.

2.34 Furthermore, the proposed balustrade would represent an incongruous addition to this building which would bear no relation to the existing roof form of the wider terrace or the elevations below. Policy DP25 states that the council will require all developments to consider the character and proportions of existing buildings. In this case, the proposed balustrade would be prominent at the rear.

3.0 Amenity:

3.1 The proposed side dormer window would be obscure glazed and therefore would not lead to any additional overlooking or loss of privacy. As there is already a rooflight here which looks into the side dormer extension at the neighbouring property, an obscure glazed window would be seen to improve the existing situation. The proposal would therefore likely comply with guidance in CPG6. The dormer would also lead to no overshadowing or overbearing impact.

3.2 Following from this, the balcony could potentially increase overlooking in to neighbouring gardens although as there is already a balcony at third floor level, the additional overlooking would be minimal.

Recommendation: Refuse on design grounds.