

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/12/2014	
		N/A		<b>Consultation Expiry Date:</b>		04/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/6779/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 4th Floor 3 Betterton Street London WC2H 9BH				See decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to rear roof at 4th floor with replacement dormer window and relocated roof terrace plus removal of chimney stack.							
<b>Recommendation(s):</b>		Grant planning 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	<b>20</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice displayed from 13/11/2014 – 04/12/2014 Site Notice displayed from 12/11/2014 – 03/12/2014 No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Covent Garden Community Association raised no objections to the application.					

## **Site Description**

The site consists of a top floor flat in a four storey building located on the south side of Betterton Street. The building is in use with retail space at ground floor and 4 flats above. The site is in the Seven Dials Conservation Area and is noted as a positive contributor in the Seven Dials Estate Conservation Area Appraisal and Management Strategy.

## **Relevant History**

None.

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth

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

DP28 – Noise and Vibration

### **Camden Planning Guidance**

CPG1 Design (2013)

CPG 6 Amenity (2011)

### **NPPF (2012)**

### **London Plan (2011)**

### **Seven Dials Conservation Area Statement (1998)**

## **Assessment**

### **Proposal:**

The proposal is for the modification of the existing roof at the rear of the property. The existing rear dormer window would be replaced with a new dormer, and the parapet wall directly outside the existing rear of the building would be raised so the existing terrace is raised to be on the same level as the finished floor level within the flat. It is also proposed to remove the central chimney.

### **Design:**

The proposed terrace and new dormer window would have no detrimental impact on the design of the building or wider conservation area. The materials which are proposed would contribute to enhancing and preserving the character of the building and conservation area and are seen to be an improvement on what currently exists. The alterations are considered to be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form and the materials used would be appropriate to the building itself and wider conservation area. The proposal is therefore in compliance with DP24 and DP25 and guidance in CPG1 and the Seven Dials Conservation Area Statement (1998).

### **Amenity:**

The proposal would not lead to any additional overlooking to what currently exists on site and would also lead to no overshadowing and no over-bearing impact to any of the neighbouring properties and as such is in compliance with DP26 and guidance in CPG6.

**Recommendation: Grant planning permission.**