

Delegated Report		Analysis sheet		Expiry Date:		17/11/2014	
Members Briefing		N/A / attached		Consultation Expiry Date:		22/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/5951/P			
Application Address				Drawing Numbers			
Flat 3 41 Lady Margaret Road London NW5 2NH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of an enlarged dormer roof extension and the installation of a rear roof terrace to the rear elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		Press notice: 02/10/2014 – 23/10/2014 Site notice: 01/10/2014 – 22/10/2014					
CAAC/Local groups comments:		Comments received from Kentish Town CAACs are as follows: <ul style="list-style-type: none"> The glazed balustrade is not appropriate as it does not respect the architectural features of the area; (Please refer to paragraph 2.7) The fish scale slating must be retained as this make a positive contribution. (Please refer to paragraph 2.6) 					
Site Description							
The property is located centrally on the western side of Lady Margaret Road which is a tree lined street predominantly made up of 4 storey terraces. The proposed works relates to top floor flat.							
The properties in Lady Margaret Road were constructed circa 1875 when the area was developed to create prestigious residences. The site is located within the Kentish Town Conservation Area.							

Relevant History

2014/1422/P – Pre application advice for converting space in eaves of top flat into a balcony issued on 04/03/201

Relevant policies

NPPF 2012

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: Amenity

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal:

1.1 Planning permission is sought for enlarged dormer roof extension, the installation of a new rooflight and the installation of glazed balustrade for the provision of a terrace to the rear elevation. The proposed dormer extension would be measure approximately 2.7m in height x 1.5m in width, the proposed terrace would measure approximately 3.4m in width, 1.2m in depth and would be 0.4m from the roof eaves.

Revised

1.2 The proposal as submitted was unacceptable due to the design of the terrace as the terrace and the dormer should be proportionally design, and if built would have a negative impact on the host building and wider conservation area.

1.3 Planning permission is now sought for the erection of a dormer roof extension with 2 x windows and door, the proposed door would allow access to a terrace that would measure approximately 1.9m in depth with glazed balustrade, following the demolition of the existing dormer window . The dormer window would measure approximately 2.9m in height and 3.8m in width and 2.2m deep. The proposed dormer would meet CPG 1 in terms of the internal ceiling 2.3m.

1.4 The principal considerations material to the determination of this application are summarised as follows:

- 1) Design and appearance of the proposed roof terrace on the host building and conservation area
- 2) Impact on residential amenity

2.1 Design

2.2 The application site forms part of a terrace of 8 properties that all have dormer roof extension and the neighbouring 2 properties have roof terraces. Furthermore 2 additional properties have full width dormer extensions.

2.3 CPG 1 (P36 p 5.8) emphasises that roof alterations are likely to be unacceptable where:

- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design

- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level and;
- Where the scale and proportions of the building would be overwhelmed by additional extension.

2.4 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.5 The dormer extension and terrace would be set back 0.6m from the roof eaves, the ridge of the roof in line and the sides of the roof, and as such, would be an acceptable design in relation to CPG 1. The dormer is considered to be sensitively designed in regards to its position, when taken in context with other roof extensions within the existing terrace.

2.6 The revised dormer extension is considered to be appropriately designed in terms of its scale and form and would be subordinate to the host building. The dormer would include sash windows that would align with the two sash windows below and therefore match the design of the existing fenestration pattern. Furthermore, the dormer window would retain the existing fish scale slate around the existing roof to the rear elevation.

2.7 The proposed roof terrace would be located within the dormer window and set back from the chimney stack to the north elevation by a metre and the south by approximately 0.73m on account of its design the materials and execution of the proposed roof terrace would not cause any significant material change to the appearance of the host building given the similarities to those existing on neighbouring properties. The proposed glazed balustrade are established design feature within the existing terrace, and as, such the proposed balustrade would not harm the appearance of the building or the wider conservation area.

3.0 Neighbour amenity

3.1 The proposal to form a roof terrace at roof level would not cause any significant additional harm to residential occupiers privacy or cause overlooking from the host building because of the acute angle of view and position of the proposed terrace as the terrace would be set back behind the existing chimney stack with the neighbouring properties.

3.2 The majority of properties within the terrace have large dormers with terrace to the rear and the proposed terrace itself would not be excessively large and would be used in a domestic context. Therefore, it is not expected that this would be create excessive noise. The proposed terrace would be compliant with DP26 and CS5 of the LDF.

4.0 Recommendation

4.1 Grant Planning Consent

