

Delegated Report		Analysis sheet		Expiry Date:		03/11/2014	
		N/A / attached		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Katrine Dean				2014/5582/P			
Application Address				Drawing Numbers			
68C Twisden Road London NW5 1DN							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of dormer and two rooflights to roofspace on rear elevation and two rooflights at the front							
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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on Twisden Road within Dartmouth Park Conservation Area (CA) and relates to a flat within a three storey mid-terraced property. The row of terraces makes a positive contribution to the CA. The roofline at the front of the terraces is largely unaltered, apart from some rooflights at neighbouring properties and recent planning consents for the installation of rooflights at the property next door. At the rear, the roofline has been extended substantially, with some unsympathetic and some acceptable dormer additions.

Relevant History

2014/2815/P - Erection of rear dormer window and five rooflights at 66C Twisden Road. Granted 22/07/2014.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Dartmouth Park Conservation Area Appraisal and Management Statement

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the formation of a dormer window and two rooflights on the rear elevation and two rooflights on the front elevation of the flatted property. The rooflights would be Conservation-style and flush with the roof plane and the dormer would be positioned 0.4m from the ridge, 0.2m from the side and 1.6m from the eaves of the roof.

Design

The proposed dormer, although not precisely, generally complies with the advice in CPG1 on the positioning of dormers in the roofspace. The proposal is almost identical to the recently approved (on 22/07/2014) development at the adjoining neighbouring property at 66 Twisden Road. It would be a sympathetic addition to the host building and would not detract from the CA.

Amenity

The proposal would not have a negative impact on the residential amenity of the surrounding neighbouring properties.

Recommendation

Having given consideration to the above assessment, the proposal complies with the relevant policies and guidance of the Council and is recommended to be granted subject to conditions.