

Flat D, 16 Buckland Crescent 2014/6209/P



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Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	26/11/2014
		N/A	Consultation Expiry Date:	18/12/2014
Officer			Application Number(s)	
Sam Watts			2014/6209/P	
Application Address			Drawing Numbers	
Flat D 2nd Floor 16 Buckland Crescent London NW3 5DX			See decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of side dormer window and 2 rooflights to side roofslopes to create additional accommodation for top floor flat (Class C3)				
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	27 R1- 27	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Original Press Notice displayed from 23/10/2014 – 13/11/2014 Original Site Notice displayed from 21/10/2014 – 12/11/2014 <u>Revision-</u> New Press Notice displayed from 27/11/2014 – 18/12/2014 New Site Notice displayed from 21/11/2014 – 12/12/2014					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC have objected to the pitched roof design of the dormer and its location on the ridge of the existing roof. <i>Officers Response:</i> The proposed dormer window would now be located on the side roofslope and would not have a pitched design. <u>Revision-</u> no response					

Site Description

The site is a four story semi detached Italianate villa on the west side of Buckland Crescent which has been divided into flats. It lies within the Belsize Conservation Area and is listed as a building that makes a positive contribution to the conservation area according to the Belsize Conservation Area Statement.

Relevant History

2012/0166/P - Installation of window at top floor on rear elevation in connection with flat (Class C3). –
Granted 15/03/2012

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

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

London Plan (2011)

NPPF 2012

Belsize Conservation Area Statement (2002)

Assessment

1.0 Proposal:

1.1 The proposal is for the installation of a side dormer window and the installation of two rooflights to the 2 side roofslopes to allow creation of a study in the loftspace.

2.0 Amendments:

2.1 The original proposal was for the installation of rooflights and a rear dormer window which had a pitched roof which extended the main roof ridgeline. However, the rear dormer window was seen to have a detrimental impact on the form of the roof and the character of the building and wider conservation area and was therefore contrary to DP24 and DP25 and guidance in CPG1. The proposed dormer window has now been inserted to the side of the property and redesigned with a flat roof and set away from the ridge and hips.

3.0 Design:

3.1 The proposed dormer is 500mm from the ridge and hip and is very modest and subordinate in size and location. It complies with the guidance set out in CPG 1 and is not considered to result in demonstrable harm to the appearance of the host building. The dormer would contain two timber framed casement windows which are considered to be acceptable in terms of their design and appearance and the choice of material is consistent with the main building. As the dormer would be set back from the front of the property, it would have no detrimental impact on the character or appearance of the property or wider conservation area and is therefore in compliance with CPG1 and DP24 and DP25.

3.2 The proposed rooflights used would be conservation-area style flush with the roofslope. They would also therefore have no negative impact on the character of the building or wider conservation area.

4.0 Amenity:

4.1 The proposed dormer window would look directly on to the roof of the neighbouring property at number 18. The dormer would not cause any additional overlooking than what already exists on site and would also have no overbearing impact or loss of light for any of the neighbouring properties. The proposed rooflights would also not look directly into any windows and are therefore seen as acceptable in amenity terms. The proposal is therefore in compliance with DP26 and guidance in CPG6.

Recommendation: Grant planning permission.

DISCLAIMER

**Decision route to be decided by nominated members on Monday 22nd December 2014.
For further information please go to www.camden.gov.uk and search for 'members briefing.'**

Mr. Paul Samson
The Glasgow Stud
Burnt Farm Ride
Enfield
EN2 9DY

Application Ref: **2014/6209/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

5 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat D
2nd Floor
16 Buckland Crescent
London
NW3 5DX

DECISION

Proposal:

Installation of side dormer window and 2 rooflights to side roofslopes to create additional accommodation for top floor flat (Class C3)

Drawing Nos: 1699-03d, 04g, 05g, 01b, 02c

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1699-03d, 04g, 05g, 01b, 02c

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION