

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	13/02/2015
		N/A / attached	<b>Consultation Expiry Date:</b>	05/02/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Nanayaa Ampoma			2014/7707/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
89 Priory Road London NW6 3NL			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>				
Installation of 2 x conservation rooflights to single storey side elevation.				
<b>Recommendation(s):</b>	Grant planning permission			
<b>Application Type:</b>	Householder Application			

<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>36</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The application was advertised in the Ham and High between the period of 15/01/2015 to 05/02/2015 and a Site Notice was displayed for a period of 21 days between 08/01/2015 to 29/01/2015 at the site.</p> <p>Affected neighbours were also notified via direct letters.</p> <p>One response received with the following concerns:</p> <ol style="list-style-type: none"> <li>1) The works will involve digging foundations within 3metres of my building and the new foundation would be deeper than my foundations</li> <li>2) Concerned about the potential impact of the proposed works on 91 Priory Road</li> </ol> <p><u>Officer comment</u> The application proposes two new rooflights and would not impact the foundations.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	The application site falls within the Swiss Cottage Conservation Area, however no comments have been received from local groups.					

## Site Description

The application site relates to a large residential flat conversion near the junction of Cleve Road and Priory Road. Permission was given for the conversion in 1936 under permission 5633/27150. The property benefits from a side extension and a good sized garden.

The property is not listed; however it falls within the South Hampstead Conservation Area and is the subject of an Article 4 Directive which has removed some Permitted Development Rights. These include parts sections a-m of Part 1, Schedule 2 of the General Permitted Development order. Therefore permission is required for some minor works.

## Relevant History

**PWX0103527:** The construction of a front light well and the formation of two windows at front basement level and a staircase fire escape, to enable an additional habitable room to be formed in the basement for an existing maisonette. As shown on drawing numbers: 159/01, 11, 12 and 13A. –  
**Granted 17-09-2001**

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan (2011)

### Local Development Framework

#### *Core Strategy (2011)*

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### *Development Policies (2011)*

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

#### *Supplementary Guidance*

CPG 1 Design 2013

CPG 6 Amenity 2011

South Hampstead Conservation Area Appraisal 2011

## Assessment

### Proposal

2 x rooflights to side extension. The proposed rooflights will measure 780 x 1180 metres

The proposed works require permission by virtue of the existing Article 4 placed on the property in 2010 and because the works relates to a flat.

The proposed 2 X rooflights would site within the centre of the roofslope on the side extension. They will not be visible at street level. At a height of 3.24 metres from ground level it would not be possible to look through them into neighbouring properties. Therefore there are no amenity issues posed by the development. The main area for consideration relates to design and the Article 4.

### Design

Policy CS14 requires that all alterations respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, provision of light, standards of accommodation form and scale to the existing building and the general area.

Additionally, the Article 4 placed on the property aims to protect all period features and the historic element of the property.

The proposed rooflights are not considered large or harmful to the character of the property or the side extension. They are smaller than the existing side windows in their length. It is not considered that the works would contradict the aims of the Article 4 Direction because no significant changes are proposed and no historic features would be lost. The proposed works are therefore considered acceptable.

**RECOMMENDATION: GRANT PERMISSION**