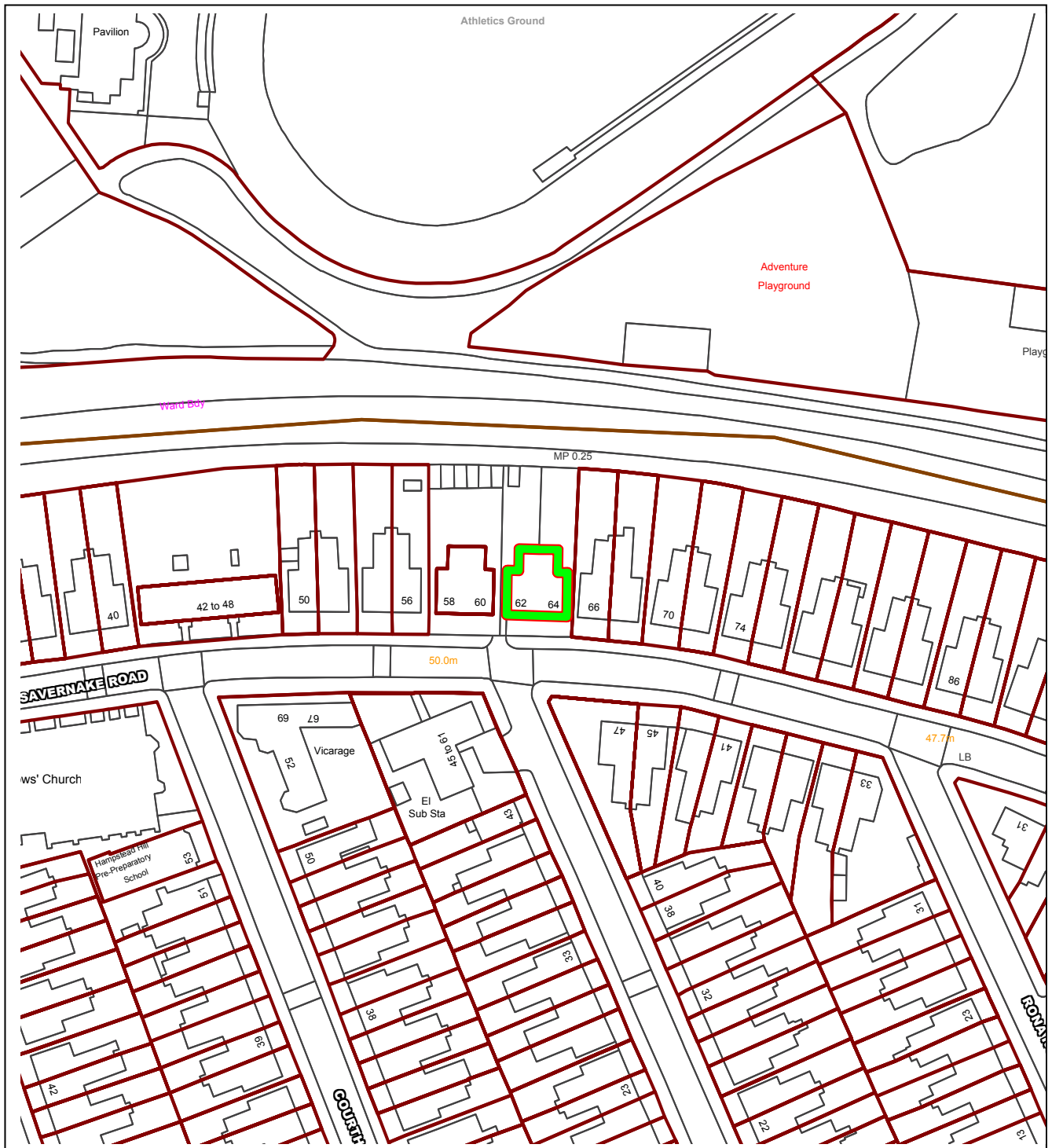


2015/1383/P 62C Savernake Road



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Delegated Report		Analysis sheet		Expiry Date:		04/05/2015	
		N/A / attached		Consultation Expiry Date:		23/04/2015	
Officer				Application Number(s)			
Fergus Freeney				2015/1383/P			
Application Address				Drawing Numbers			
62C Savernake Road London NW3 2JR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear dormer and change of window to door at rear third floor level.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 27/03/2015 – 17/04/2015 Press notice: 02/04/2015 – 23/04/2015 No comments received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Mansfield CAAC – Over-sized rear dormer at this address. Officer Comment: The dormer has been revised to include a 50cm gap from the ridge and eaves; it is now approximately the same size as the previously approved dormers at the site.					

Site Description

The application relates to a three-storey semi-detached building situated on the north side of Savernake Road. The building is divided into residential flats.

The property is within the Mansfield Conservation Area

Relevant History

2005/0243/P - Loft conversion with velux windows to the street elevation and dormer to rear elevation at no. 64. *Granted 12/04/2005. (not implemented)*

2012/3819/P - The erection of a single storey rear/side extension and the installation of new skylight associated with the use as residential flat (Class C3).

2012/4513/P- Erection of a rear dormer extension and 2 front rooflights to residential flat (Class C3). *Granted 21/03/2013 (not implemented)*

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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 2011 (CPG1: Design; CPG6: Amenity)

Mansfield Conservation Area Statement

NPPF

London Plan

Assessment

1. Proposal:

2. Planning permission is sought for the erection of a rear dormer and two rooflights on the front roof slope. The dormer would be approx 4.7m wide by 1.8m high and would project approx. 3m. The dormer would feature a set of casement windows. A set of bi-folding doors would be installed at rear 3rd floor level and 3x rooflights at the front elevation.
3. The proposal has been revised to alter the positioning of the dormer on the roofslope. The proposal is similar to what has been approved under recent applications at the site (see planning history above), but which have not been implemented.

4. Assessment:

5. The proposed dormer is similar in size and design to what has been approved at the site and would be within a group of buildings where there are similar sized dormers.
6. It is, as revised, comfortably set within the roofslope and 0.5m away from both the ridge and the eaves, as required in SPG. The dormer would be similar in scale, size and design to the approved dormer at no. 64 thus reinstating some type of symmetry and balance on this pair of semi-detached properties at roof level. It is noted that there are several large dormers at the rear of properties along this road.
7. The front rooflights are considered acceptable in number. In the context of the streetscene the velux windows are considered to be acceptable.
8. The proposed rear bifolding doors at rear third floor level would be constructed from timber and would be a similar size and style to what has already been approved at the site- they are considered to be acceptable.
9. In general the development is considered not harmful to the character and appearance of the Conservation Area.
10. The extensions and alterations would not harm the residential amenities of any neighbours.

11. Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 5th May. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Olgierd Miloszewicz
Build London Architecture
36-38 Old Devonshire Road
Wandsworth
London SW12 9RB

Application Ref: **2015/1383/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

28 April 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

62C Savernake Road London, NW3 2JR

Proposal:

Erection of rear dormer and change of window to door at rear third floor level.

Drawing Nos: 15028-PLN-01; 02; 03; 04 A; 05 A

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 policies 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: 15028-PLN-01; 02; 03; 04 A; 05 A

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