

Delegated Report		Analysis sheet		Expiry Date:		19/06/2015	
		N/A / attached		Consultation Expiry Date:		19/05/2015	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2015/2134/P			
Application Address				Drawing Numbers			
Flat D 21 Lady Margaret Road London NW5 2NG				Site location plan, 31-047- (01, 02)			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The incorporation of an additional window between existing front dormers to create a single larger dormer.							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The site is situated on the west side of Lady Margaret Road and relates to the top floor flat of a terraced property within Kentish Town Conservation Area, but not listed.

Relevant History

2006/3054/P - Replacement of two existing dormer windows with one larger dormer window to front roofslope of top floor flat (Class C3). - Refused

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 March 2011

Assessment

Proposal

Installation of additional window to front dormers

Consideration

Design

According to guidance, 'the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below'. The existing form displays the above guidance, as well as the immediate adjoining property.

The proposed additional window will create an enlarged front dormer which is against our guidance. It would not align well with the pattern of fenestration on the front elevation.

It should be noted that there are a range of different sizes and types of front dormers with no established design pattern on the residential terrace. Some are flat roof while others are pitched roof with either one or two dormers to frontage, therefore no uniformity of dormers on the streetscene. However, the only enlarged dormer along the terrace is no.17, which was approved but under outdated policy. According to policy DP24 "Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals". This is also reiterated in CPG1 Design para 5.13. The resulting larger sized dormer would detract from the parapet as the dominant feature at roof level and could have a further cumulative harmful effect if others were approved. Hence, allowing the proposed dormer will contravene our policy, be out of character with the general roofscape of the terrace, and cause harm to the character and appearance of the Kentish Town Area.

Material

The proposed materials will be the same as existing which will complement the main building and wider surrounding, hence there are no material issues.

Residential Amenity

Due to its size and location, the development would not harm the amenity of any adjoining residential occupier in terms of loss of light.

Conclusion

In summary, the additional window will cause an enlarged dormer which is contrary to our policy and not consistent with the character and appearance of the building, the terrace of which it forms a part of and the Kentish Town Conservation Area.

Recommendation

Refuse planning permission on design grounds.