

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/05/2007	
		N/A		<b>Consultation Expiry Date:</b>		07/05/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2007/1270/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
5 Medley Road London NW6 2HJ				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 two rooflights in front roofslope and erection of dormer window in rear roofslope in connection with loft conversion to provide additional floorspace to existing second floor flat.							
<b>Recommendation(s):</b>		Grant conditional permission.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No representations have been received.					
<b>CAAC/Local groups comments:</b>		None consulted.					
<b>Site Description</b>							
The site is a three storey mid terrace building located on the eastern side of Medley Road. The site is occupied by a number of residential flats and is not located within a conservation area.							
<b>Relevant History</b>							
No relevant history.							
<b>Relevant policies</b>							
Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.							
<b>London Borough of Camden Replacement UDP 2006</b>							
S1/S2 – Sustainable development							
SD6 – Amenity for occupiers and neighbours							
B1 – General design principles							
B3 – Alterations and extensions							
<b>Camden Planning Guidance 2006</b>							

## Assessment

**Proposal:** The application seeks permission for the erection of a rear dormer window, to facilitate the use of the roofspace as additional living accommodation. The dormer would have dimension 4.8m wide by 1.7m high and project 2.8m from the slope of the roof. The application also proposes the installation of 2 roof lights in the front roof slope.

**Assessment:** Whilst it is acknowledged that in some instances roof additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building and the surrounding street scene.

The proposed dormer is appropriately proportioned and is consistent with the requirements of Figure 3 of Section 41 (Roofs and terraces) of the CPG, being set up 0.5m from the rear eaves line, the ridge and from either side boundary. The dormer would not be visible from the street and would appear subservient to the parent building. The works would respect the original design of the building and are unlikely to have any negative impact on the character and appearance of the surrounding area. It is thus considered to be consistent with Policies B1 and B3 of the Replacement UDP.

The materials proposed are consistent with the existing material of the building and utilise timber framed windows and vertical tile hanging to blend with the existing roof and fenestration materials.

No windows are proposed on the side elevation of the dormer, and thus it would only allow for views to the rear which are no greater than that of the existing conditions. The works are located adequately away from side boundaries and would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

The height of the building and the width of the street assist in limiting views of the front roof slope and, as such, the proposed two roof lights will not be a prominent features in the streetscene. Also, the rooflights sit relatively flush with the roof profile, which will assist in ensuring they are not be an obvious addition. The roof lights proposed for the front roof slope are considered to be modest in size and proportion.

The proposal works are considered to be respectful of the character and appearance of the building, preserve the character and appearance of the streetscene, and will be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, B1 and B3).

**Recommendation:** Grant conditional permission.