

APPENDIX 4

**Information pertaining to application 2012/0034/P
10B Kylemore Road**

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Application Ref: **2012/0034/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

13 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
10B Kylemore Road
London
NW6 2PT

Proposal:

Erection of dormer window in rear roofslope, creation of roof terrace enclosed by wooden trellis and balustrading at rear second floor level and installation of 2 rooflights on front roofslope all in connection with existing residential flat (Class C3).

Drawing Nos: Site Location Plan Plan 1; 10KR11/01; 10KR11/02; 10KR11/03; 10KR11/04.

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 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: Site Location Plan 'Plan 1'; 10KR11/01; 10KR11/02; 10KR11/03; 10KR11/04.

Reason:

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

- 4 Details of the 1.2 metre and 1.6 metre high timber louvered screen shall have been submitted to and approved by the Council, prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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 2363).
- 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.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 (Managing the impact of growth and development) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP24 (Securing high quality design); DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Disclaimer

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Delegated Report		Analysis sheet		Expiry Date:	13/02/2012
		N/A		Consultation Expiry Date:	30/01/2012
Officer			Application Number(s)		
Nicola Tulley			2012/0034/P		
Application Address			Drawing Numbers		
10B Kylemore Road London NW6 2PT			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of dormer window in rear roofslope, creation of roof terrace enclosed by wooden trellis and balustrading at rear second floor level and installation of 2 rooflights on front roofslope all in connection with existing residential flat (Class C3).					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>One letter of comment has been received from 8a Kylemore Road, the following issues have been raised:</p> <ul style="list-style-type: none"> • We would like to ensure that the garden is not overlooked, and the screening to be similar to 16b Kylemore Road (1.7m high). • Like to know whether the terrace will cause loss of light? • The construction work should occur during autumn/winter to avoid noise pollution in summer months. <p>One letter of objection from 8b Kylemore Road:</p> <ul style="list-style-type: none"> • Not opposed to the terrace but concerned that the louvered screening would restrict daylighting into first and second floors. • Detailed timescale of works to ensure that construction is rapid, allowing for minimal disturbance. • Request that no permanent outdoor lighting is allowed as this will affect properties at night. <p>Further detail provided through photographs (attached) to illustrate likely impacts of loss of daylight.</p> <p>Officers response: The scheduling of construction works cannot be controlled by planning conditions however, an informative shall be attached to notify the applicant of the legal hours for construction.</p> <p>The concerns raised above are addressed in the assessment below.</p>					
CAAC/Local groups* comments: *Please Specify	No local groups have raised comment or objection to date.					
Site Description						
<p>The subject site is a two storey terraced property located on Kylemore Road, in close proximity to the junction of Sheriff Road. The surrounding area is predominately residential with similar terraced type housing.</p> <p>The subject site is not located within a conservation area, nor does it relate to a listed building.</p>						
Relevant History						
<p>Subject site Planning application reference: 32405(R1), was approved for: Alterations in connection with the formation of a self-contained ground floor flat, including the erection of a single-storey rear extension (1981).</p> <p>8b Kylemore Road 2005/2633/P: Planning permission refused & 2005/4192/P: Planning permission granted for, Erection of a rear dormer roof extension to create additional habitable accommodation to existing 1st floor flat, plus the erection of railings on the roof of the 3 storey rear extension for use as a roof terrace and insertion of 2 rooflights to the front elevation.</p> <p>27 Kylemore Road</p>						

2009/1066/P: Planning permission granted for, Erection of a single storey rear extension (to replace existing) with roof terrace above to dwelling house.

16b Kylemore Road

2010/4458/P: Planning permission granted for, Erection of rear dormer roof extension and glass balustrading to provide a terrace, and insertion of two rooflights to front roofslope to existing flat (Class C3)

Relevant policies

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

The subject site is a two storey property which has been subdivided into two self contained flats, the application relates to the first floor flat. The applicant has proposed to convert the loft into habitable living space through the addition of a rear dormer window, two front rooflights, and roof terrace at second floor level.

Amendments: Initially the proposed rear dormer window was sited uncomfortably against the existing chimney and featured a high proportion of tile hang and 1.6m high screening. Amended drawings were also received to show a lower terrace enclosure to prevent unnecessary visual bulk at this level.

Rear dormer window

The proposed rear dormer window would approximately be 3.85m wide and project from the roofslope by 2.8 and 3.4 metres and set down from the ridge by 300mm. The proposed rear dormer window will be sited centrally within the rear roofslope; the front face will be mainly glazed with three glazed panels, lead roof and cheeks. Site inspection has confirmed that there are large rear dormer windows and second floor roof terraces that have been constructed in the locality, namely at 8b and 16b Kylemore Road.

Whilst design guidance CPG1 states that rear dormer windows should be set 500mm below the roof ridge and be subordinate to the elevation which they are placed, the proposed roof extension should not be detrimental to the character and appearance of this terraced property or the locality. In view that the materials are sympathetic with the character and appearance of the existing dwelling-house the proposed rear dormer window is deemed acceptable, in relation to policy DP24 of Camden's LDF.

Rooflights

Two rooflights are proposed within the upper section of the front roofslope, approximately 0.7m x 0.75m, and should not be clearly visible from the streetscene. One rooflight would be sited within the roof of the proposed dormer window extension, 1.0m x 0.6m, which should provide additional daylighting. The proportion of rooflights in combination with the proposed roof extension is not deemed excessive and therefore acceptable.

Second floor roof terrace

The roof terrace proposed upon the roof of the existing two storey rear projection would be accessed from the rear dormer window and would encompass an area of 5.8m x 2.6m. The proposed terrace would be secured by a 1.2m high wooden balustrade and louvered trellis which shall be set in at the side elevation by 0.65m and set in at the rear by 0.6m. The terrace screening would be raised to a height of 1.6m at the side boundary of 12 Kylemore Road to ensure privacy.

Whilst overlooking has been raised as an issue, privacy screening of 1.7/1.8m is only considered an option to mitigate the impact of overlooking where roof terraces and balconies provide direct a view into neighbouring habitable room windows and the area of garden closest to the dwelling-house. The nature of these terraced dwellings, with two storey rear outriggers, is such that a degree of overlooking between directly facing habitable windows already exists. In view that the terrace screening erected at Number 16b Kylemore Road adds significant bulk to property and is clearly visible in the public realm, the terrace screening enclosure in this instance has been reduced in height to 1.2m by officer request. The combined height and set in from the side and rear elevations will mean that the proposed terrace would not provide direct overlooking into windows or the area of garden closest to the dwelling-house and will not unduly impact upon loss of light into neighbouring properties.

The proposal is not deemed to cause detrimental harm to daylight and sunlight enjoyed by 8 Kylemore Road as the kitchen at first floor level has the benefit of side and rear windows. However, a condition shall be attached to the permission for further details of the proposed terrace enclosure ensuring that louvered timber is used.

Conclusion

The proposed rear dormer window, front and rear rooflights and second floor rear roof terrace would provide additional habitable space and private amenity for the first floor flat and would not detrimentally impact the amenities of adjoining properties or negatively impact the character and appearance of the existing building.

Recommendation

Approval with conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th February 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>