

APPENDIX 6

**Information pertaining to application 2010/4458/P
16B Kylemore Road**

John Storry
John Storry Architects and Designers
Arne Walk
London
SE3 9HJ

Application Ref: **2010/4458/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

19 October 2010

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:
Flat B 16 Kylemore Road
London
NW6 2PT

Proposal:
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)

Drawing Nos: Site location plan; 153.EX.01; 153.EX.02; 153.PL.01 Rev A; 153.PL.02 Rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 A 1.7 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected 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 SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006, 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 153.EX.01; 153.EX.02; 153.PL.01 Rev A; 153.PL.02 Rev A.

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

Informatives:

- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 Amenity for occupiers and neighbours, B1 General Design Principles and B3 Alterations and extensions; the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 Managing the impact of growth and development and CS14 Promoting high quality places and conserving our heritage; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 Securing high quality design and 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 officer's report.

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Delegated Report		Analysis sheet		Expiry Date:		19/10/2010	
		N/A / attached		Consultation Expiry Date:		04/10/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/4458/P			
Application Address				Drawing Numbers			
Flat B 16 Kylemore Road London NW6 2PT				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
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)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified		12		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		12 adjoining occupiers were notified. No responses were received.					
CAAC/Local group comments:		No comments received.					
Site Description							
The site is a two storey plus basement terraced house on the western side of Kylemore Road. It has been divided into flats, and does not lie within a conservation area.							
Relevant History							
2005/4872/P The formation of a lightwell in the front garden and associated alterations to the front basement elevation to provide an additional habitable room for the existing maisonette on the basement and ground floors. Granted 27/01/2006.							
5 Kylemore Road 2010/0916/P Erection of rear dormer roof extension, installation of balustrade on flat roof of existing rear addition to use as roof terrace on second floor (attic) level and installation of two rooflights on front roof slope to existing first floor flat (Class C3). Granted 19/04/2010							
3 Kylemore Road 2005/4030/P The installation of four rooflights on the roofslope of the front elevation, the erection of a rear dormer extension on the main roof, and a roof extension on the rear wing to provide additional accommodation for a single-family dwellinghouse. Granted 02/12/2005.							
8b Kylemore Road 2005/4192/P 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. Granted 25/11/2005							

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General Design Principles

B3 Alterations and extensions

Camden Planning Guidance

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Assessment

The proposal is for the erection of a rear dormer extension with the creation of a terrace and balustrading on top of the existing closet wing, and the insertion of rooflights to the front roofslope. The main issues are the effect of the changes on the building and surrounding area, and on the amenity of adjoining occupiers.

Revision

The original proposal featured a slight wider dormer, with balustrading to the edge of the flat roof. This has been scaled down to reduce its visual impact. It was also felt that the terrace would overlook a habitable room to no. 18 Kylemore Road so the balustrading on this side of the terrace has been increased in height to prevent overlooking.

Design

The properties on this side of the road comprise two storeys plus basement with three storey closet wings. It is proposed to create a dormer extension to the rear with a terrace on top of the existing closet wing.

The proposed dormer is quite large measuring 4m wide. It would be 300mm below the roof ridge and between 300mm and 400mm in from sides of the roof. However as it would sit largely behind the existing closet wing with an existing raised parapet it is not considered that the proposed dormer would appear too heavy or adversely affect the appearance of the building.

There is a similarly proportioned dormer at no. 12 Kylemore Road, a similar dormer and terrace at no. 8, and smaller dormer at no. 22. As the roofscape is not unaltered it is not considered that the proposal would affect the character or appearance of the area.

The proposed dormer would feature one small window to provide light to the staircase and sliding

doors, which would allow access to the terrace. The dormer would feature lead flashing and slate roof tiles. The proposed design and materials are considered acceptable and would not harm the appearance of the building or its surroundings in line with policies B1 and B3 of the UDP, CS14 and DP24 of the LDF.

The proposed glass balustrading would measure 1.3m at the rear and be set back 500mm for the existing parapet. To the north it would be 1.3m high and 300mm from the edge where it adjoins the closet wing of no. 14. To the south where it faces no. 18 the balustrading would be set back 500mm from the edge and measure 1.7m high to prevent overlooking, the details of this side have not been finalised and can be controlled by a condition. The introduction of glass balustrading is not considered to harm the appearance of the building.

Two rooflights are proposed for the front elevation. They would measure 700mm x 1.5m and sit near the top of the roofslope. There are numerous pairs of rooflights to the front of nos. 8, 12, 22, 24 Kylemore Road, and the proposed rooflights are not considered to harm the appearance of the building or street scene.

Amenity

The proposed dormer and balustrading not considered to affect daylight or sunlight to neighbouring properties. To the north of the proposed terrace is the flat roof of the closet wing of no.14 Kylemore Road which rises up to eaves level so no windows would be overlooked to the north. To the south a habitable room on the first floor of no. 18 Kylemore Road is 4m away. To prevent overlooking the proposal incorporates a 1.7m high screen, full details of which will be required by condition. As such the proposal is not considered to harm the amenity of adjoining occupiers.

Recommendation: Grant Planning Permission

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