

APPENDIX 2

1C Kylemore Road: Application 2011/2662/P

Mr Simon Scoles
Cubic Building Surveying Limited
Prospect House
191-199 London Road
Isleworth
Middx
TW7 5XD

Application Ref: **2011/2662/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

24 August 2011

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 C
1 Kylemore Road
London
NW6 2PS

Proposal:

Alterations and extensions at roof level including extension of ridge line and associated increase in pitch of hip, dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roofslope all in connection with existing residential flat (Class C3).

Drawing Nos: site location plan; C12785-01; C12785-02.

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 A 1.7 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the northern side of the roof terrace hereby approved 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; C12785-01; C12785-02.

Reason:

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

Informative(s):

- 1 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 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 officers report.

- 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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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 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).
- 4 You are advised that obscure glazing would be an appropriate material for the privacy screen at roof level.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

Delegated Report		Analysis sheet		Expiry Date:		24/08/2011	
Members Briefing		N/A		Consultation Expiry Date:			
Officer				Application Number			
John Sheehy				2011/2662/P			
Application Address				Drawing Numbers			
Flat C 1 Kylemore Road London NW6 2PS				Refer to draft decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Alterations and extensions at roof level including extension of ridge line and associated increase in pitch of hip, dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roofslope all in connection with existing residential flat (Class C3).							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	34	No. of responses No. electronic	4 3	No. of objections	4	
Summary of consultation responses:	<p>Site notice displayed for 3 weeks.</p> <p>Objections received from 4 neighbouring occupiers. In summary the following concerns will be raised:</p> <ul style="list-style-type: none"> • Loss of privacy to properties on Sheriff Road; • Substantial works inappropriate to the site; • Area is relatively uniform and visually pleasant – proposed alterations would not integrate with the area; • Work would result in an “ugly effect from the rear”; • Some loss of light to neighbouring property; • Disturbance to the gardens and habitable rooms of neighbouring occupiers • Area is already densely populated. 						
CAAC/Local groups comments:	No response to date						

Site Description

The application relates to an end of terrace 2-storey with basement house on the eastern side of Kylemore Road. The property dates from the late 19th/ early 20th century and is finished in red brick. It is not located in a Conservation Area. It is divided into 3 self-contained flats.

Relevant History

October 2001 Planning permission granted for change of use of a single dwellinghouse to one x three bedroom flat and one x two bedroom flat, together with the excavation of a front light-well and the provision of a new access door and staircase to give access to the rear garden from first floor level, ref. PWX0103513.

June 2010 Application for alterations and extensions to include a hip to gable roof extension and the creation of a roof terrace to the rear elevation at third floor level of dwelling (Class C3) ref. 2010/1649/P. Withdrawn by the applicant.

Relevant policies

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006 and 2011

Assessment

Proposal: extension of ridge line and associated increase in pitch of hip, insertion of dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roofslope all in connection with existing flat.

The proposal would essentially comprise a loft conversion, providing more space for the top floor flat.

Assessment

The proposed development is acceptable for the following reasons:

- **Rear dormer:** The Council's design policies are aimed at achieving a high standard of design in all developments and preserving the architectural quality of buildings. The proposed dormer would be 3.2metres wide and would project by 3.3m from the plane of the rear roof slope. The size of the dormer would be proportionate to the roofslope to which it would be added and it would have a clearance of 500mm to the sides, ridge and to the eaves below. The proposed dormer would therefore follow the guidelines set out in Camden Planning Guidance. Furthermore, many of the properties along this side of Kylemore Road and the surrounding streets have rear dormers of a similar or greater size, many of which were constructed with the benefit of householder permitted development rights. The proposed works would continue the pattern of development in the surrounding area and safeguard the appearance of the building;
- **Side roof:** The existing house stands at the end of the terrace and has a gap between the side of the house and the boundary of the plot. Its roof currently has a hipped end, which is a significant feature in the streetscene at the end of the terrace and typical of other terraces in the locality. Officers expressed concerns regarding a previous application which proposed a hip-to gable alteration on the basis that this would have resulted in a prominent roof extension which would not have related subordinately to the existing property and which would have fundamentally altered the historic roofline. This application was withdrawn by the applicant. The current proposal comprises the alteration of the angle of the pitch of the side roof slope from 37° to 52°. Given that the hip form would be retained no concerns are raised with this increase in the steepness of the pitch. It is also proposed to build up the side chimneys by ca. 250mm so that they sit proud of the side roofslope. There would be no alterations or openings to this side roof slope and it would retain its existing clean lines and its legibility within the streetscene following the works;
- **Front rooflights:** this scheme also proposes 2 rooflights to the front roofslope. These would be modest in size and only marginally visible in long views from the public realm. The proposed rooflights would safeguard the appearance of the building and the surrounding area;

- Roof terrace: the proposed roof terrace on top of the closet wing extension would be located at the secluded rear of the property and would relate subordinately to the existing building with a lightweight glazed enclosure;
- Impact of works on neighbour amenity: the roof terrace could be used to afford views deep into the habitable room at ground floor of Sheriff Road to the north. As a result a condition is attached to ensure that a privacy screen of a minimum height of 1.70m is installed on the northern side of the terrace. There are established views between the rear of buildings on Kylemore Road and Gladys Road to the rear. The terrace would replicate these existing views without adding to them in intensity. The terrace would be modest in size and any impact through noise or other disturbance would be extremely limited. There would be no loss of sunlight, daylight or outlook to neighbour as a result of the application, nor would any further disturbance be caused.

The proposal would fully safeguard the appearance of the property and the amenity of neighbouring properties as required by Camden's design and amenity policies.

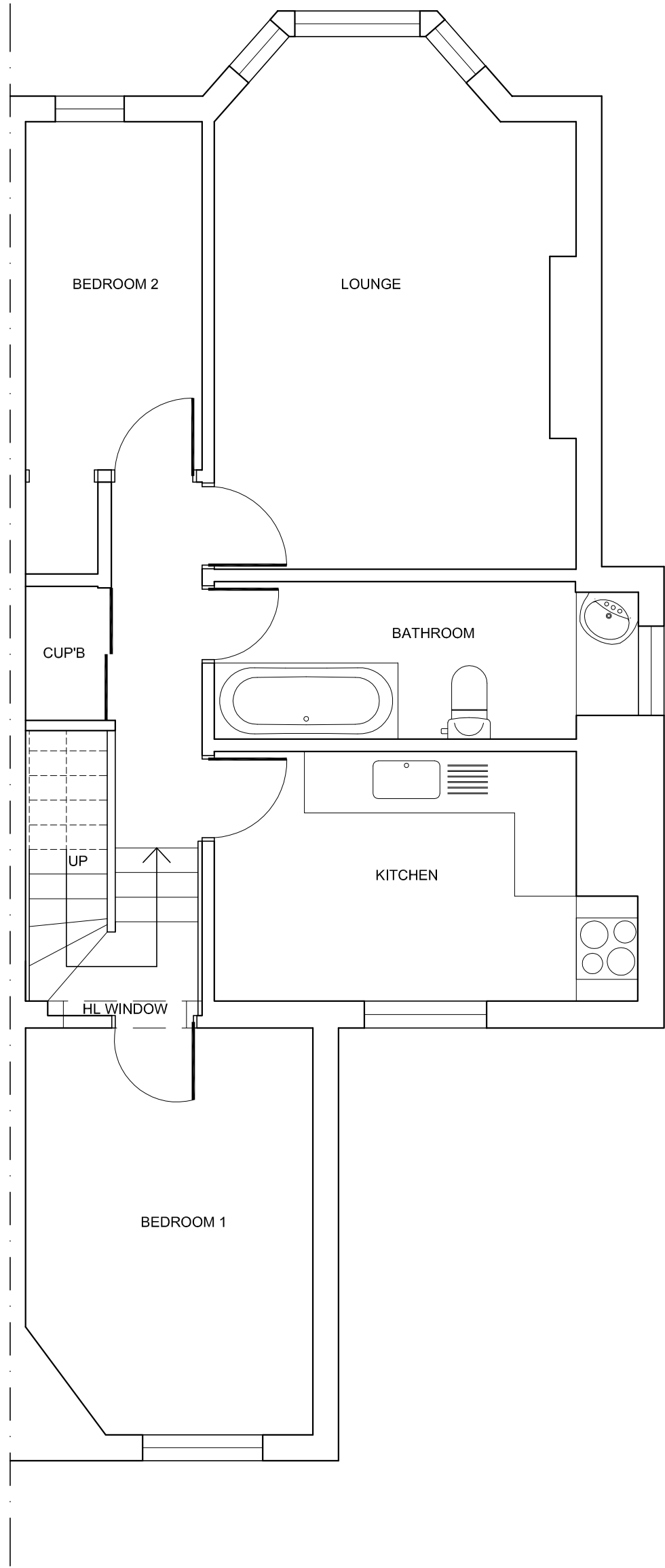
Recommendation: grant conditional permission.

Disclaimer

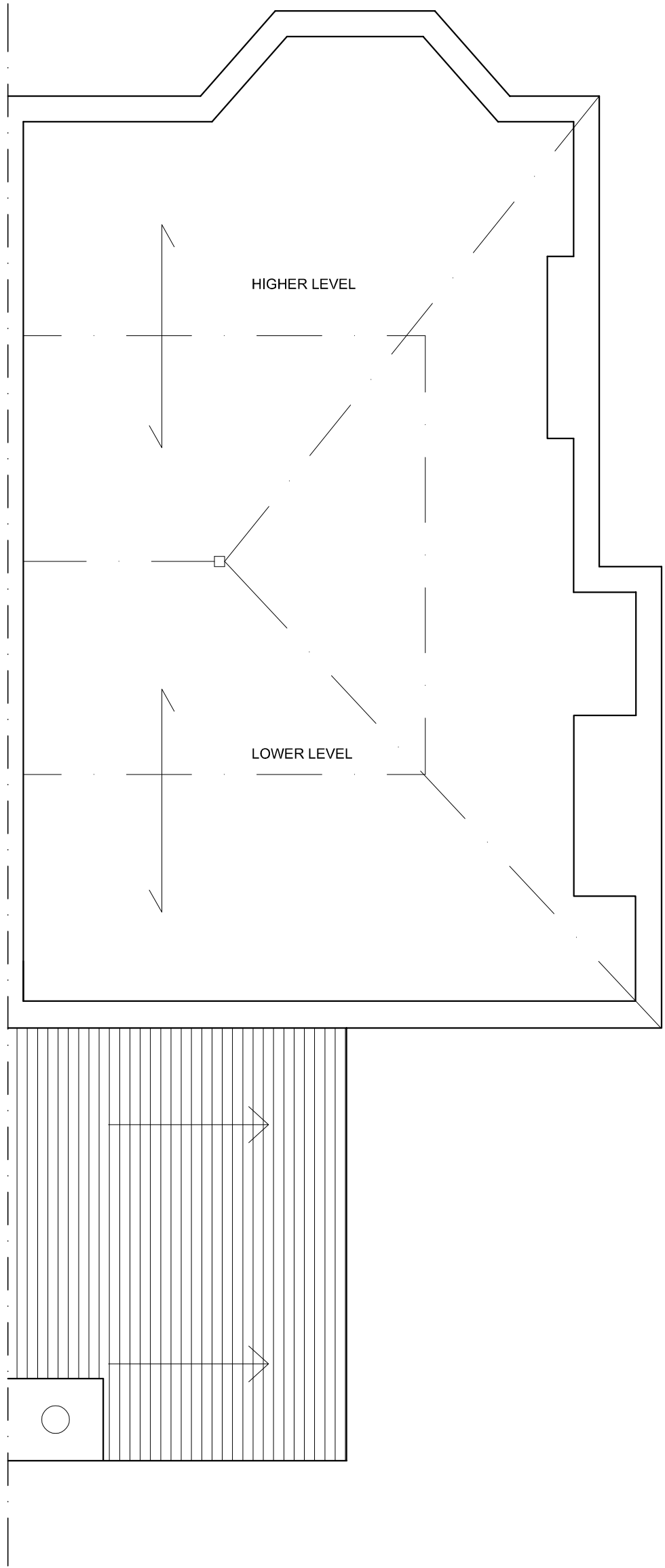
This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

10cm

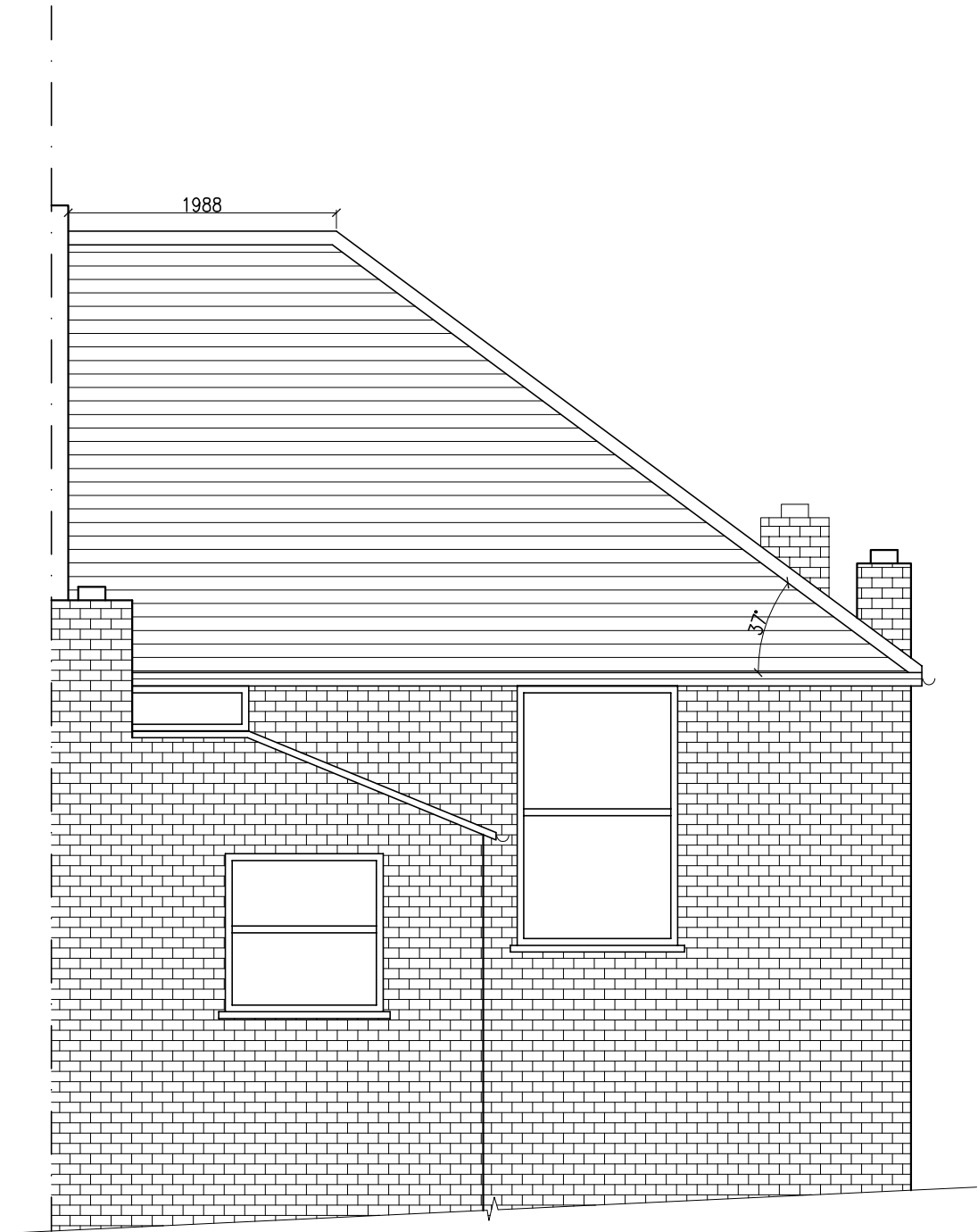
10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion



EXISTING FIRST FLOOR LAYOUT
SCALE 1:50



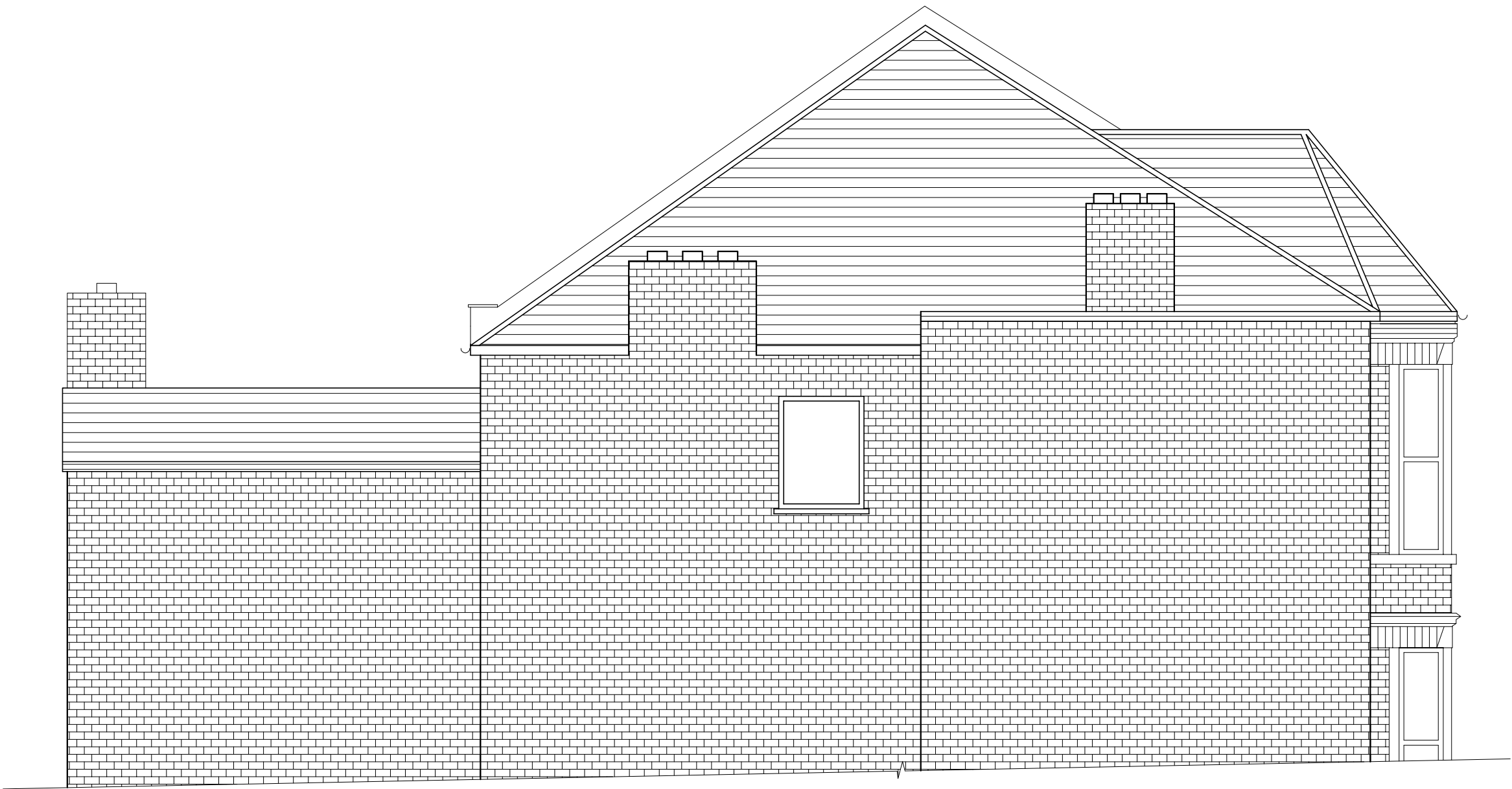
EXISTING ROOF SPACE LAYOUT
SCALE 1:50



EXISTING REAR ELEVATION
SCALE 1:50



EXISTING FRONT ELEVATION
SCALE 1:50



EXISTING SIDE ELEVATION
SCALE 1:50

Notes

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies discovered must be reported to the Surveyor before proceeding. This drawing is to be read in conjunction with all relevant documents.

This drawing is copyright © and may not be reproduced without permission

Revisions

-

10/06/11

Amendments to planning application.

CLIENT

MR R HOARE

JOB DESCRIPTION

PROPOSED LOFT CONVERSION

1c KYLEMORE ROAD
LONDON
NW6 2PS

DRAWING TITLE

EXISTING PLANS, ELEVATIONS
AND SECTION.

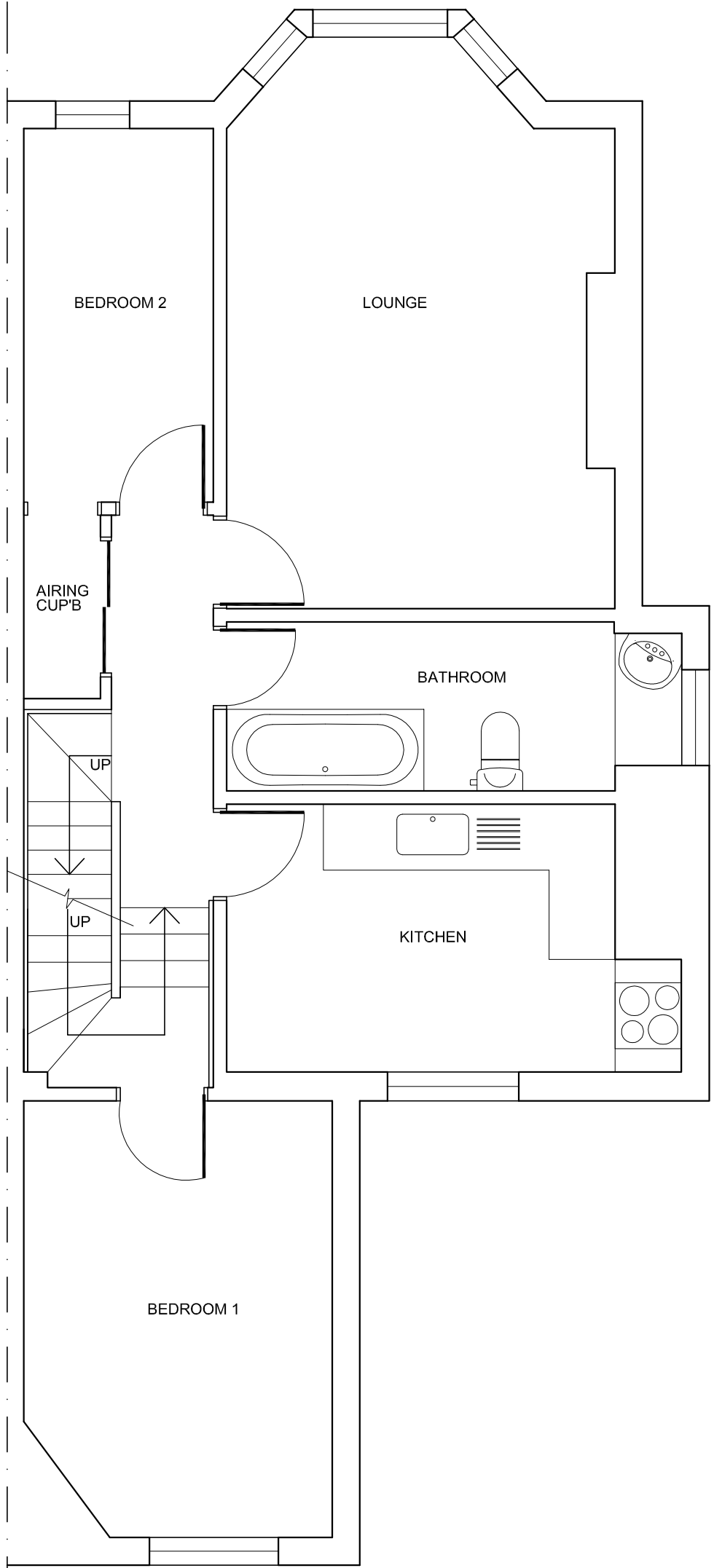
Scale	Date	Drawn	Checked
1:50 @ A1	APR 11	BJLC	SCC

cubic

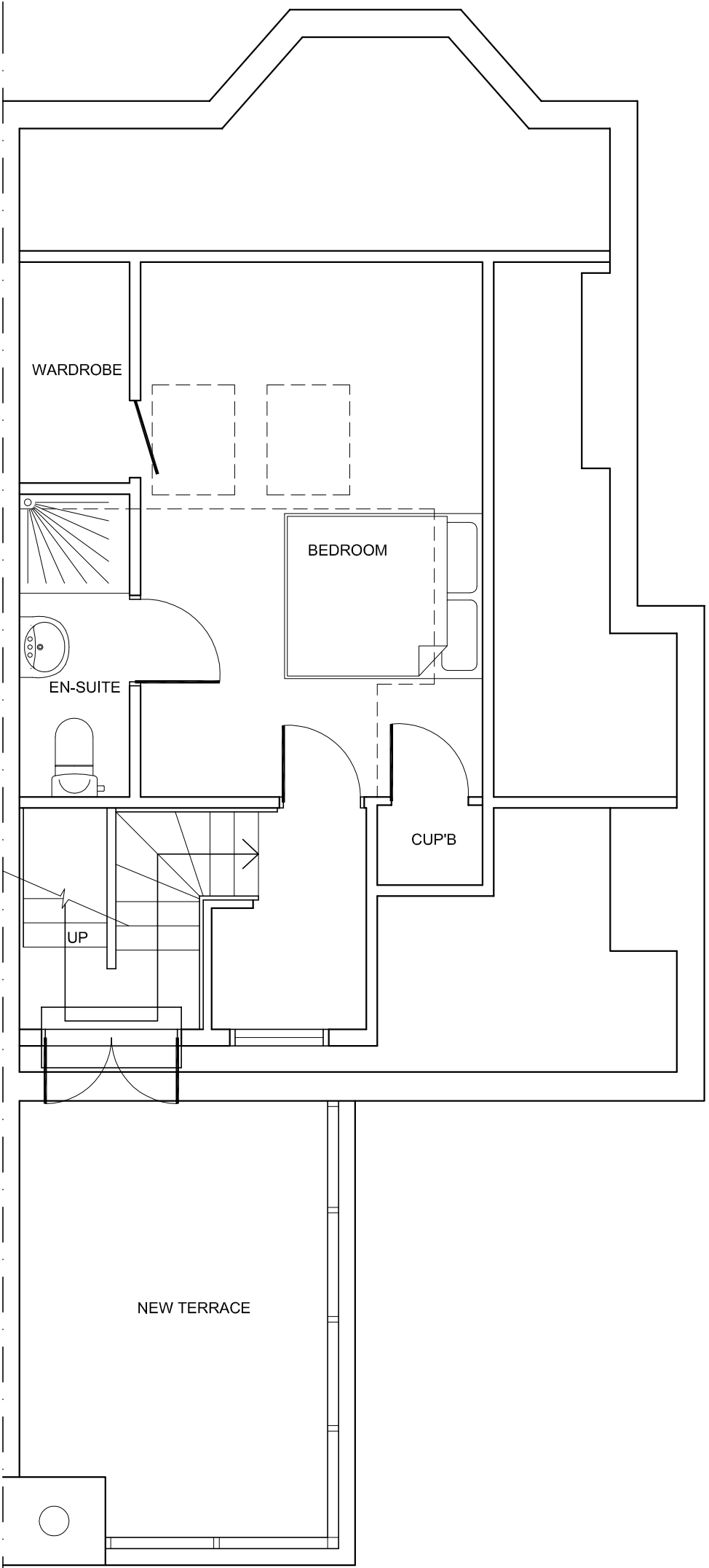
Building Surveying

Cubic Building Surveying Limited
Prospect House, 191-199 London Road, Isleworth,
Middlesex, TW7 5XD
T: 020 8587 1003 · F: 020 8587 1002
www.cubicbs.co.uk
info@cubicbs.co.uk

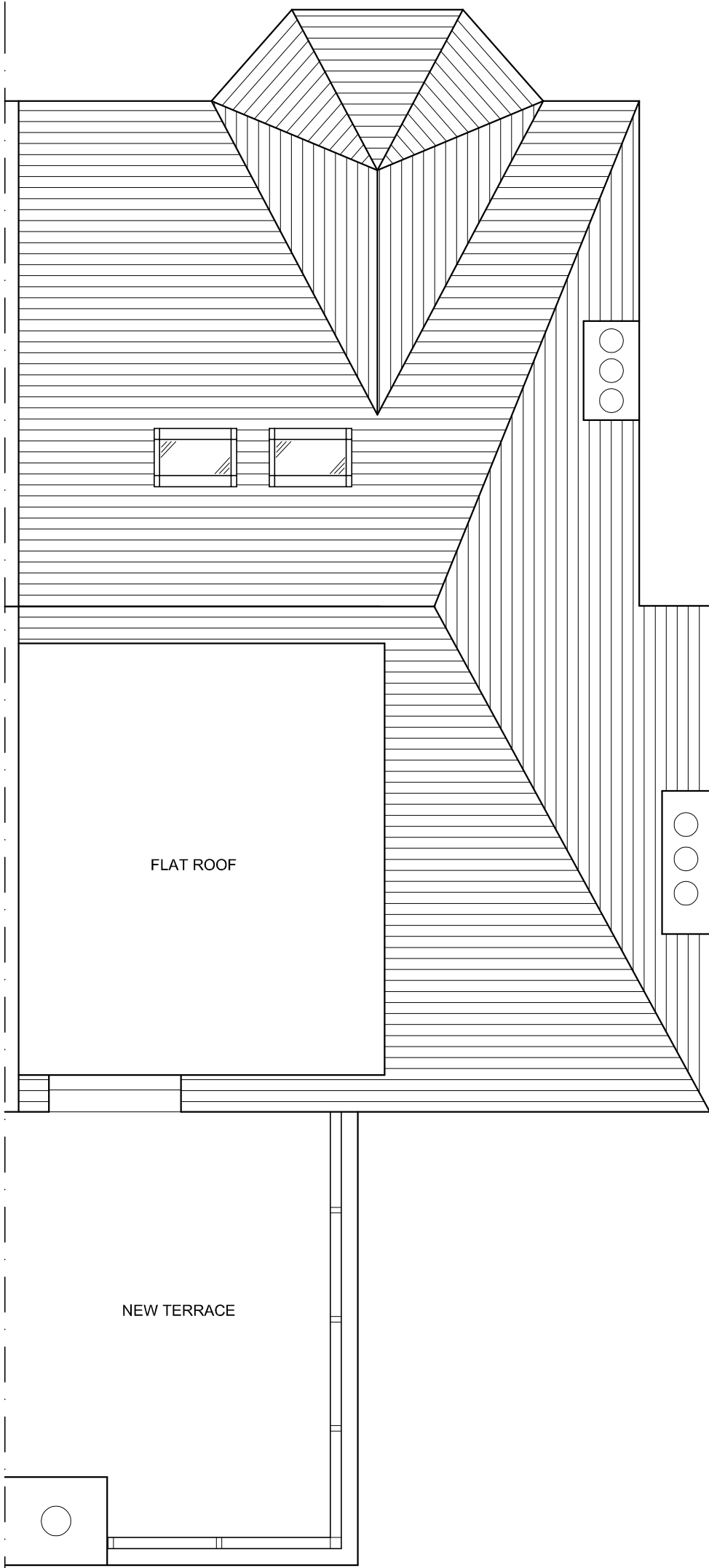
Drawing Number	C12785 - 01 - REV A
----------------	---------------------



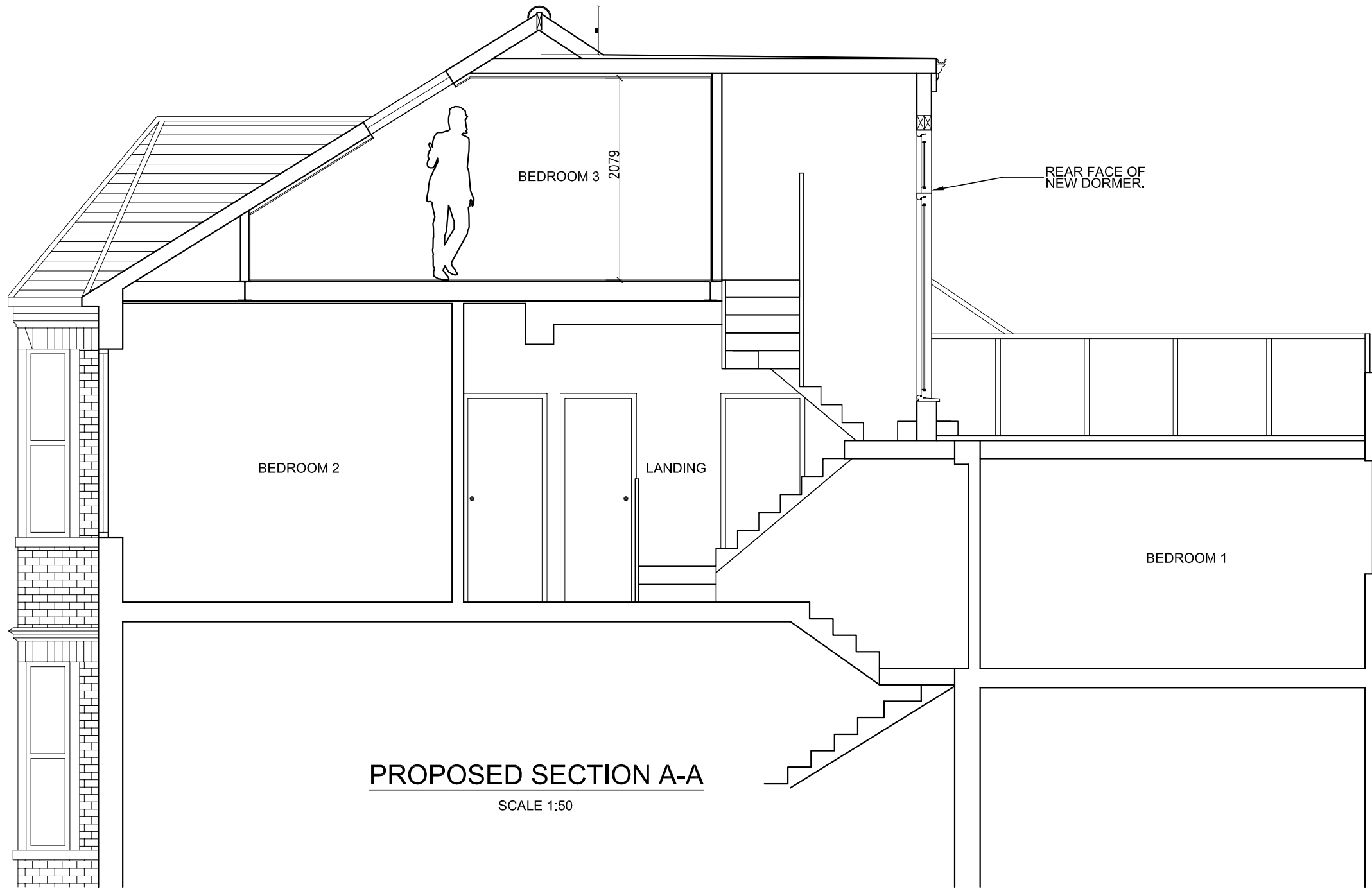
PROPOSED FIRST FLOOR LAYOUT
SCALE 1:50



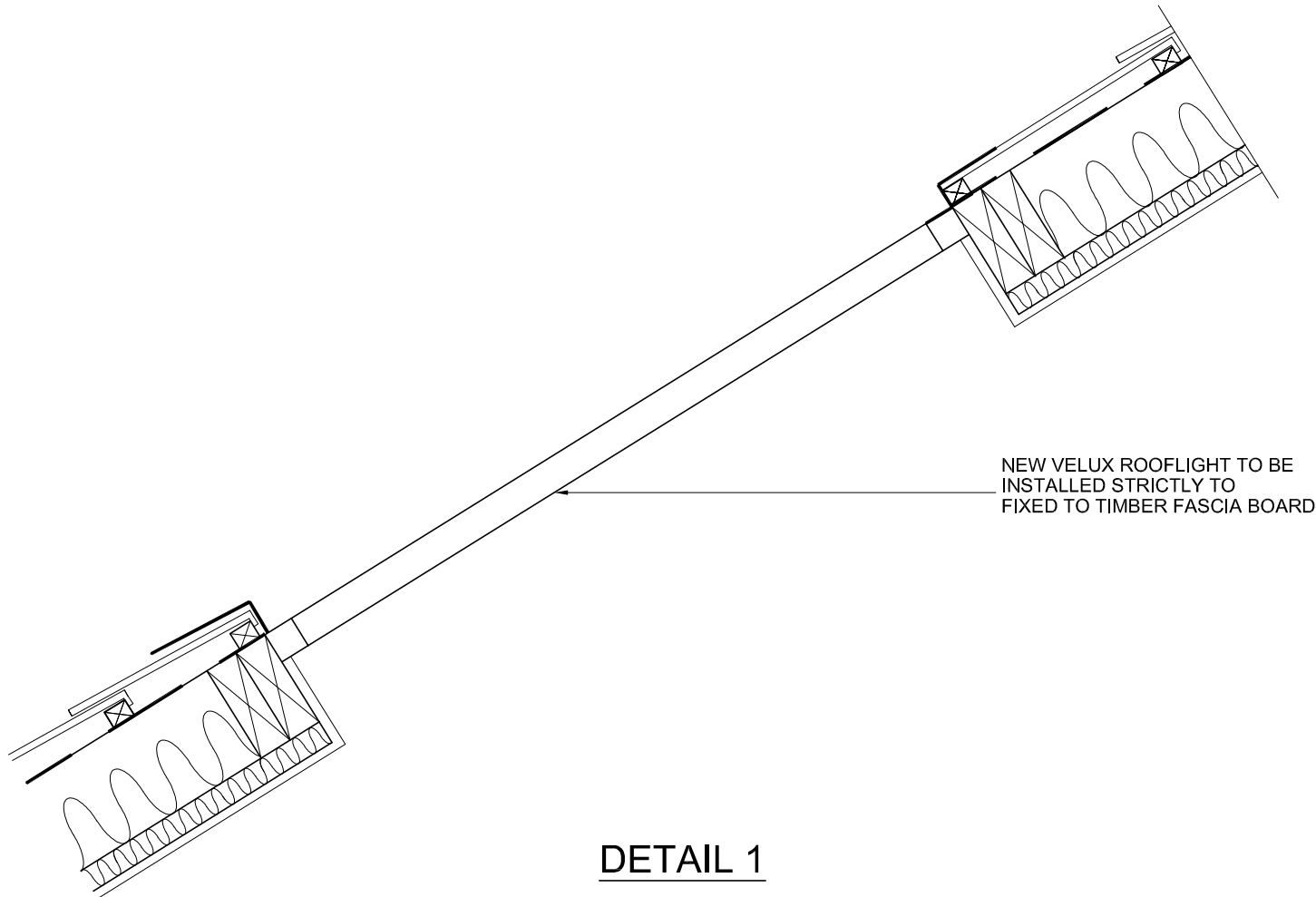
PROPOSED ROOF SPACE LAYOUT
SCALE 1:50



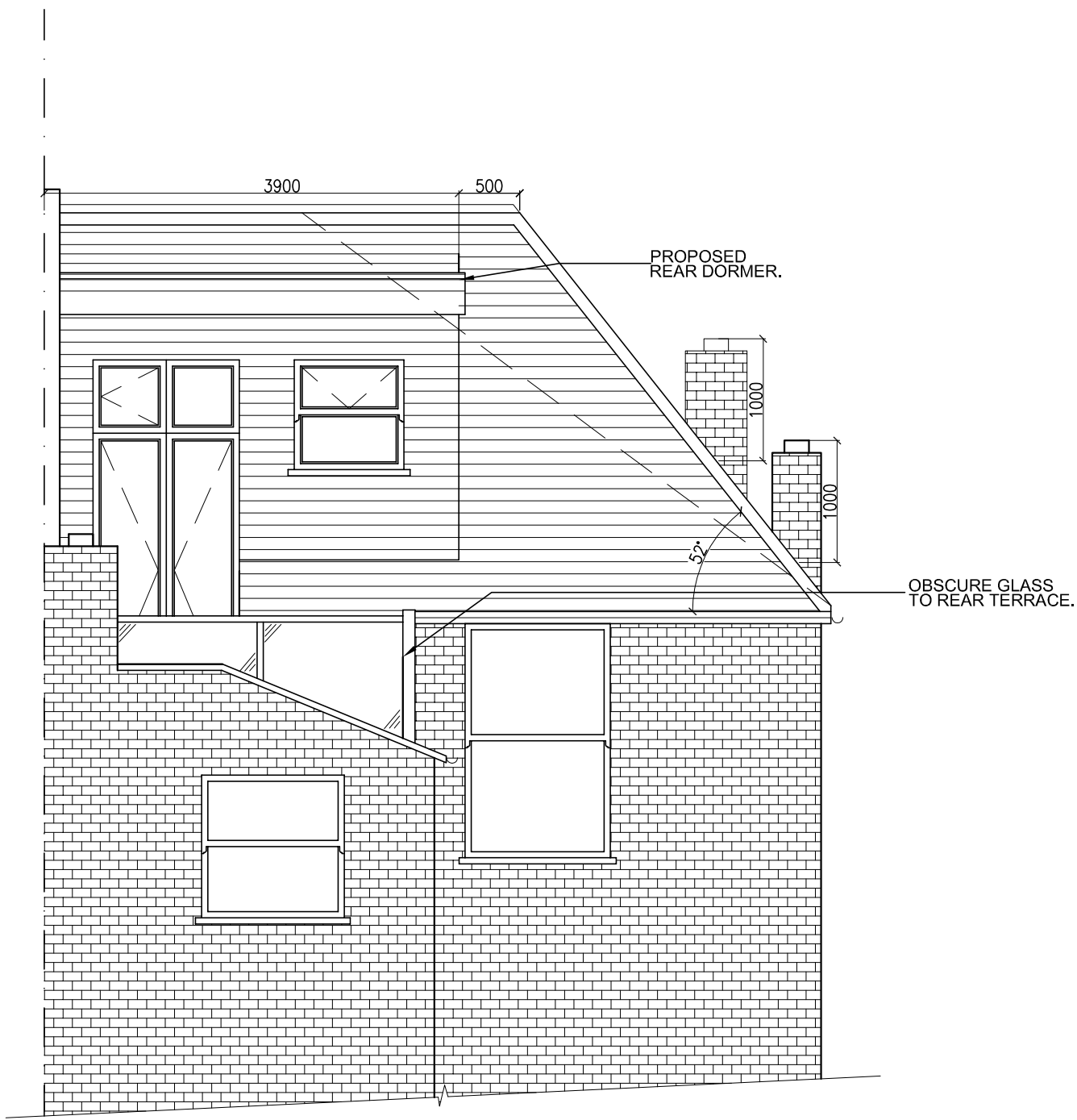
PROPOSED ROOF PLAN
SCALE 1:50



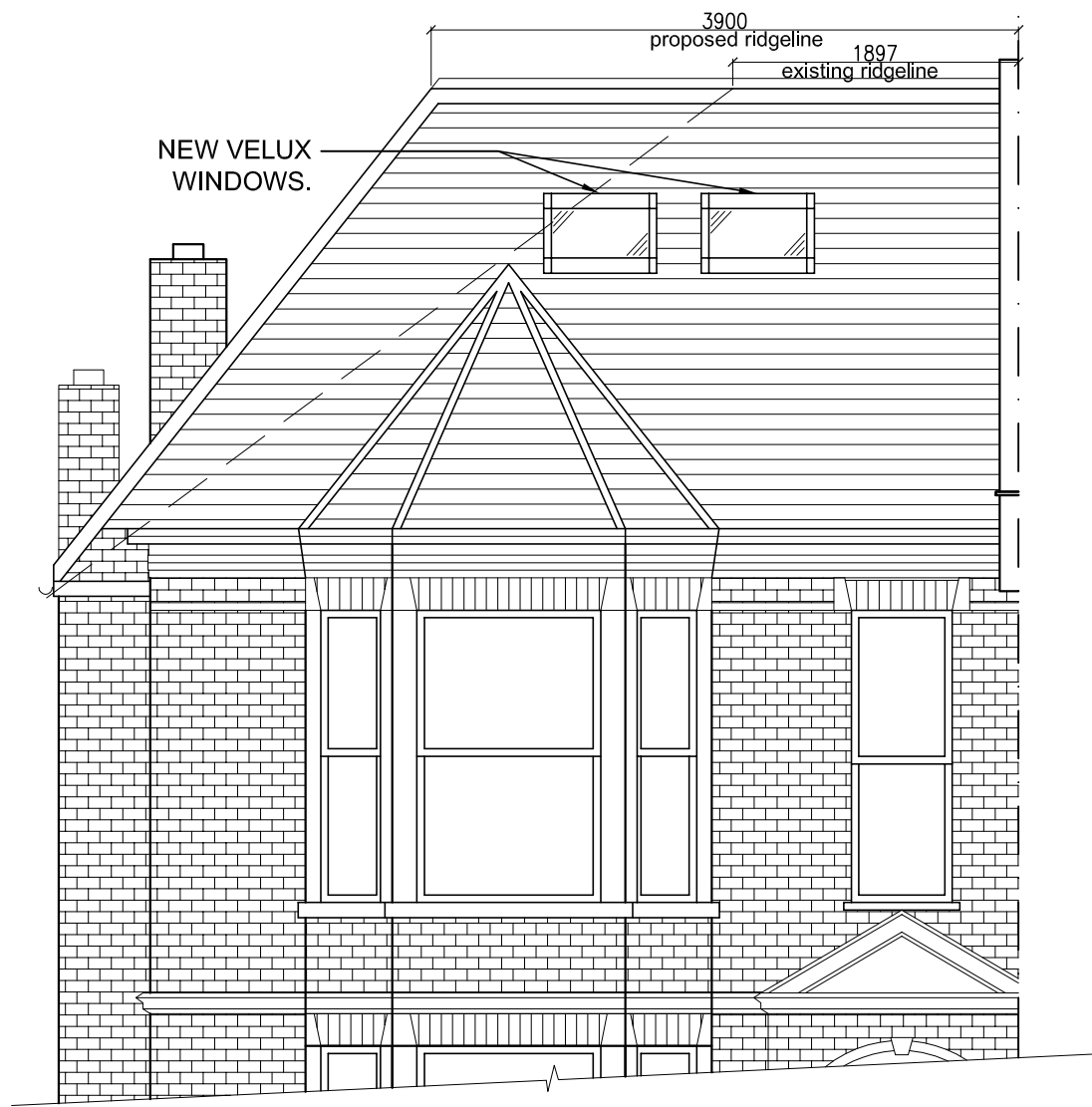
PROPOSED SECTION A-A
SCALE 1:50



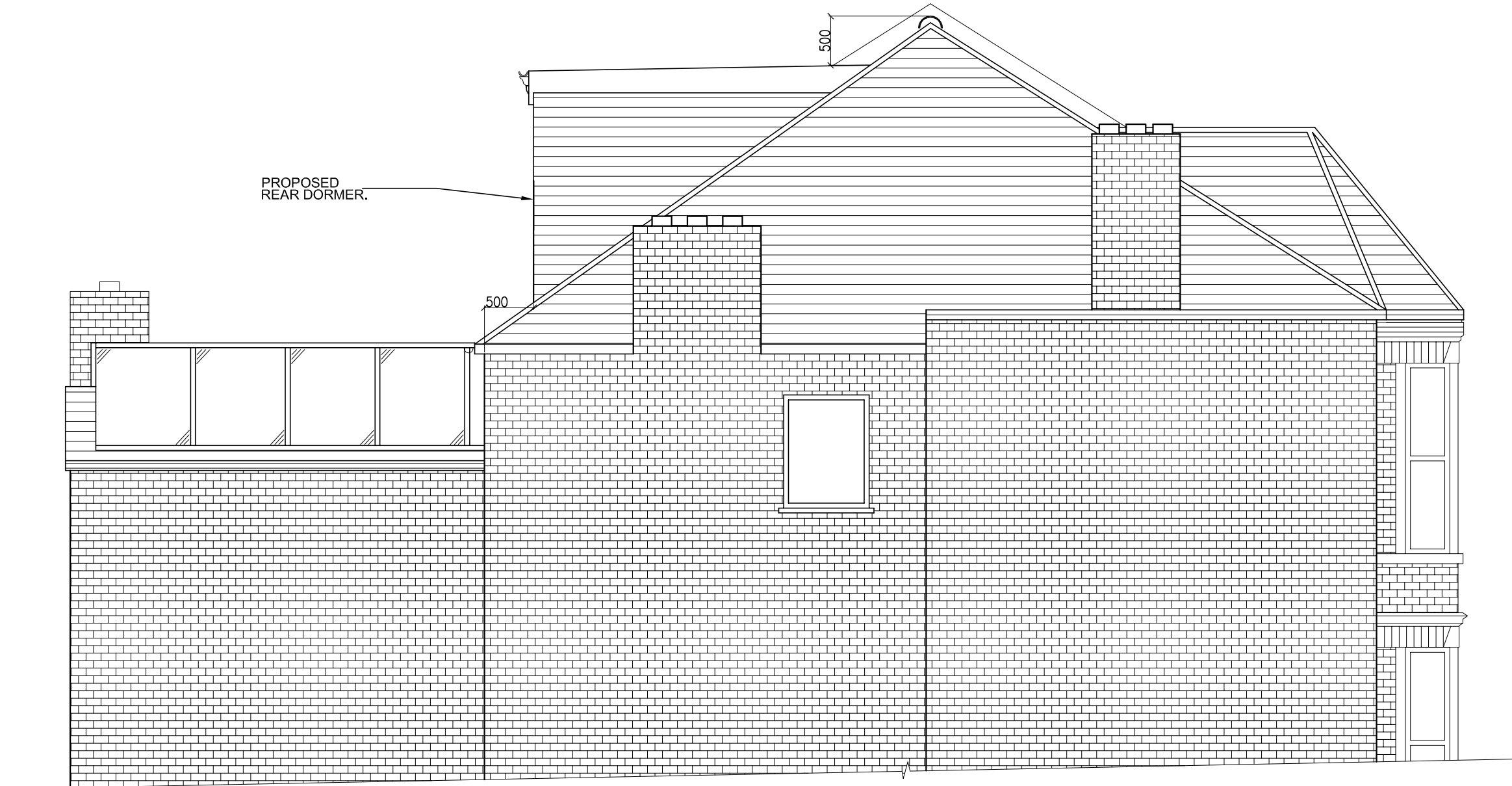
DETAIL 1
(VELUX ROOF DETAIL)
SCALE 1:10



PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50

Notes

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies discovered must be reported to the Surveyor before proceeding. This drawing is to be read in conjunction with all relevant documents.

This drawing is copyright © and may not be reproduced without permission

Revisions

- 10/06/11 Amendments to planning application.

CLIENT

MR R HOARE

JOB DESCRIPTION

PROPOSED LOFT CONVERSION

1c KYLEMORE ROAD
LONDON
NW6 2PS

DRAWING TITLE

PROPOSED PLANS,
ELEVATIONS AND SECTION.

Scale	Date	Drawn	Checked
1:50 @ A1	APR 11	BJLC	SCC



Cubic Building Surveying Limited
Prospect House, 191-199 London Road, Isleworth,
Middlesex, TW7 5XD
T: 020 8587 1003 · F: 020 8587 1002
www.cubicbs.co.uk
info@cubicbs.co.uk

Drawing Number C12785 - 02 REV A