

Delegated Report		Analysis sheet		Expiry Date:		20/12/2022	
		N/A / attached		Consultation Expiry Date:		15/01/2023	
Officer				Application Number(s)			
Matthew Dempsey				2022/3629/P			
Application Address				Drawing Numbers			
67 Hillway London N6 6AB				Please refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of side dormer window to south elevation.							
Recommendation(s):		Refuse Planning permission for Householder Consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed 21/12/2022 which expired 14/01/2023. A press notice was published 22/12/2022 which expired 15/01/2023.</p> <p>No responses were received from local residents during public consultation.</p>					
Holly Lodge Estate CAAC		<p>The Holly Lodge Estate Conservation Area Advisory Committee were consulted on the scheme and objected on the following grounds:</p> <ul style="list-style-type: none"> • Non-sympathetic roof alterations. • Overly dominant, appearance of a three storey building. • Note the approval ref: 2022/1520/P (76 Hillway) where one of two dormers was removed from scope of development. • Note existence of dormers to both sides of roof slopes were erected prior to CA designation. 					

Site Description

The host property is a two storey (plus loft space) detached residential early 20th century dwelling-house built during the inter war period in the Arts and Crafts style as part of the wider development rooted in garden suburb principles.

Facades are rendered white, and at first floor there are exposed black timber beams with decorative Tudor revival detailing. The property has a front facing gable above the double height bay window. The main roof is pitched with an existing side dormer to the south side, and a small dormer within the rear (east) slope of the main roof.

The property benefits from front and rear private gardens and sits within a tree lined avenue of similarly scaled residential properties close to the junction with Oakshott Avenue.

The property is not listed, but is located within the Holly Lodge Estate Conservation Area.

Relevant History

Host site:

PEX0200433 - The installation of dormer windows in the side and rear roofslopes and two velux windows in the front and side roofslopes. As shown on drawing numbers: Existing) 02/08/P-01, P-02, and P-03 (Proposed) 02/08/P-13 Rev B, & P-15 Rev. A. **Granted 14/10/2002.**

PEX0200493 - Application for certificate of Lawfulness for Existing development for the front addition to car port/garage. As shown on drawing numbers: PD-01 RevA, PD-02 & PD-03 Rev A. **Granted 13/08/2002.**

2008/3559/P - Erection of a single storey rear extension to single family dwellinghouse (C3). **Granted 30/09/2008.**

2013/1929/P - Erection of a single storey rear extension to dwelling house (Class C3). **Granted 28/06/2013.**

76 Hillway:

2022/1520/P - Installation of a single side dormer, installation of 3 x rooflights, replacement of front garage doors, entrance porch roof and door. **Granted 05/01/2023.**

Officer note: Acceptability of the above application to No.76 was dependant on a revision to remove a side dormer as initially proposed, i.e.) the initial scheme would have created a roof scape with dormers to both sides which was considered unacceptable.

14 Hillway:

2023/1502/P - Erection of rear dormer and 3 side roof lights. **Granted 31/05/2023.**

7 Hillway:

2023/2040/P - Erection of single storey rear extension, installation of rear dormer window and 2 conservation style rooflights in the front roof slope. **Granted 24/08/2023.**

Relevant policies

National Planning Policy Framework 2023

The London Plan March 2021

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

Amenity (2021)

Design (2021)

Home Improvements (2021)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012)

Assessment

1.0 Proposals:

1.1 Householder consent is sought for the following development:

- Erection of a side dormer window to the south side of the main roof.
- Works would include the demolition of two tall chimney stacks.

2.0 Assessment:

2.1 The main planning considerations material to the determination of this application are:

- Design and heritage.
- Amenity.

3.0 Design and Heritage:

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.

3.2 The Holly Lodge Estate Conservation Area Appraisal and Management Strategy notes that; unsympathetic roof alterations would harm the special character of the estate (page 7); and, the existing character of the estate is threatened by the construction of ill-considered high dormers (page 21). It also states "Dormers and roof extensions that distort the shape and articulation of the arts and crafts design of gables are eroding the roofscape. Insensitive designs or overscaled extensions are not appropriate" (Page 34).

3.3 The proposal would involve the erection of a new dormer window to the south side slope of the main roof, following the demolition of two tall chimney stacks. The proposal would include roof tiles and cladding to match the existing arrangement elsewhere on the existing roof.

- 3.4 The host property benefits from an existing dormer window to the north slope of the main roof, which is approximately 3.7m, in width. The proposed new dormer to the south side would be significantly larger than the existing dormer, approximately 6m in width. The existing rear dormer is approximately 1.7m in width.
- 3.5 It is acknowledged that both of the host site's neighbours (No.65 & No.69) feature dormer windows to both side roof slopes, however; these are not considered precedents for the proposed development for the following reasons. Firstly No.65 to the south is on a corner site at the junction with Oakshott Avenue and so this property is considered of a differing character to the host site, additionally No.65 has retained its tall chimney stacks. No.69 to the north does have a dormer to each side slope, however these are considered to be of poor design with dormers overlapping roof ridges and close to parapet edges.
- 3.6 There are a few other examples of properties along Hillway with dormers to each side of the main roof. However; as shown (by absence) in the relevant planning history section, none of these additions benefit from recent approval. In fact, they appear to be historic alterations which were erected prior to Conservation Area designation on 1st June 1992. As such these examples are not considered to provide precedent for the proposals under consideration here.
- 3.7 The proposed new dormer would be built up to the parapet edge and very close to the main roof ridge. This approach is contrary to guidance offered in the Home Improvement CPG which states, "*Dormers should be subordinate in size to the roof slope being extended; The position of the dormer would maintain even distances to the roof margins*" (Page 48). The proposed addition, not adequately set back from roof margins, would dominate the roof scape of the host building, which is considered unacceptable.
- 3.8 In combination with the existing side dormer, the proposed addition is considered to negatively impact the character and appearance of the host building, the street scene and wider conservation area. If approved, following development, the roof of the host property would have an overbearingly dominant appearance which would harm the character and appearance of the conservation area.
- 3.9 The loss of chimney stacks is not supported. The existing chimney stacks add to the character and vernacular appearance of the street scene and wider conservation area in longer views. The addition of a large dormer in their place would have a negative impact.
- 3.10 Given the assessment above the proposals are considered to be contrary to policy D1 (Design and D2 (Heritage) of the Local Plan.

4.0 Amenity:

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are privacy, outlook, daylight, sunlight and noise.
- 4.2 Given the nature of the proposed development it is not considered to have any negative impact on neighbouring outlook, daylight, sunlight or noise.
- 4.3 With regards to privacy; the proposed dormer would face towards an existing dormer at the neighbouring property, No.65 Hillway. This would create a new view towards a private window, however it should be noted there are existing rooflights to the south slope of the host property which already provide a similar view. Furthermore, if approved the proposed dormer could be conditioned to specify opaque glazing. As such, the proposal would not result in any significant harm to privacy.
- 4.4 Given the assessment above; if approved, suitable conditions could be added to ensure

compliance with policy A1 (Managing the impact of development) of the Local Plan.

5.0 Conclusion:

5.1 The proposed installation of a new dormer to the south elevation, in combination with the existing dormer in place, would unacceptably dominate the main roof and imbalance the proportions of the host building providing a visually obtrusive and incongruous addition, leading to harm to the character and appearance of the host property, street scene and wider Holly Lodge Estate Conservation Area.

5.2 The proposed loss of chimney stacks is considered to harm the character and appearance of the host property, street scene and wider Holly Lodge Estate Conservation Area.

6.0 Recommendation:

6.1 Refuse planning permission for householder consent.