

Delegated Report		Analysis sheet	Expiry Date:	12/01/2023	
		N/A	Consultation Expiry Date:	04/02/2023	
Officer			Application Number(s)		
Obote Hope			2022/5042/P		
Application Address			Drawing Numbers		
67 Minster Road London NW2 3SJ			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a roof extension for the use of the loft as ancillary residential floorspace.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	1	No. of objections	0
Summary of consultation responses:		Site notices were erected on 11/01/2023 until 04/02/2023.			
Site Description					
The site is three storey contemporary building located on the south side of Minster Road, at the junction with Sarre Road. The rear of the site is visible from Gondar Gardens. The site is not located within a conservation area nor is it a listed building. It is not within the vicinity of any listed buildings. It is located within the Fortune Green and West Hampstead Neighbourhood Plan area. The existing roof of the application property is original and has not been altered since its construction.					
Relevant History					

2018/4497/P. Erection of dormer roof extension to rear and side roof slopes; Installation of 3 rooflights to front roof slopes and 1 rooflight to side roof slope; Installation of front facing window at second floor level. Granted 25/10/2018.

2013/7904/P. Single storey rear extension and lean-to roof. Granted 17/12/2013.

31100. The erection of a closed boarded fence 2.4m high and approx. 15m. Long on the road frontage of the site. Granted 19/8/1980.

F8/4/1/14582 Extension to existing private garage at No. 67 Minster Road, Hampstead. **Granted** 07/11/1958.

Neighbouring Sites

52 Sarre Road

2016/4699/P – Planning permission for erection of a side gable roof extension, a rear dormer extension and 2 front rooflights. Granted 11/10/2016

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Design (2021)

Fortune Green and West Hampstead Neighbourhood Plan 2015

1.0 PROPOSAL

1.1 Planning permission is sought for an extension to the roof to form a hip to gable roof extension and erection of a full width dormer extension to the rear elevation providing an additional 33.6sqm of ancillary residential accommodation. The rear dormer roof extension would measure approximately 6.7m in width 4.0 in depth and 2.1m in height. The side dormer roof extension would measure approximately 4.1m in width, 2.0m in depth and 2.4m in height and the proposed front dormer roof extension would be constructed with a pitched roof measuring 1.6m in height 1.6m in width and 1.5m in depth.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and effects on character and appearance of the area
- Amenity of neighbouring residential occupiers

2.2 Design and effects on character and appearance of the area

2.2.1 Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.2.2 The Camden Planning Guidance (CPG) on Design calls for Design Excellence and advises that new development should consider the context of the development and its surrounding area, the design of the building itself and opportunities for improving the character and quality of the area.

2.2.3 The Camden Planning Guidance (CPG) on Home Improvement advises that a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding streetscene, such as:

- Complete terraces or groups of buildings that have a roof line that is largely unimpaired by alterations or extensions
- Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level
- Where the scale and proportions of the building would be overwhelmed by an additional extension
- Buildings whose roof form or construction are unsuitable for roof additions such as shallow pitched roofs with eaves

2.2.5 Neither the proposed hip-to-gable extension, nor the proposed new dormer on the front aspect of the house, would reflect characteristic features of the street scene on Minster Road. That said, the character of that road is generally mixed. The host property does not have a particularly symmetrical appearance that would be upset by the provision of a hip-to-gable extension on its western side, or a front dormer (that is set in from the eaves, ridge and sides of the roof slope and thus appears subordinate to the roof slope when viewed from the street). As such, it is considered that the hip-to-gable and front dormer elements of the proposal would be acceptable in design terms as they would not have a detrimental impact on the character and appearance of the existing house or the street scene.

2.2.6 The proposed rear dormer would result in a fundamental change to the shape and form of the roof slope at the rear of the property. It would project up to and beyond the height of the existing roof ridge in the centre of the house. It would cover almost entirely the rear of the roof slope, including being sited in a part of the roof that would only exist if it was extended by the proposed hip-to-gable projection. It would effectively create a third storey to the property when viewed from the rear on Gondar Gardens and would not form a considerate or subordinate extension to the property that respects its existing use, form and character.

2.2.7 The rear dormer extension would project above the ridge in the central part of the roof by 350mm. The rear dormer extension would include 3 x windows that are 1.0m high and 1.1m wide and 2 x rooflights would be installed, one in the existing roof slope fronting onto Sarre Road and another in the roof of the proposed dormer.

2.2.8 The extension would be visible from Gondar Gardens to the rear, as are other rear roof slopes of properties fronting Sarre Road. Neighbouring properties on Sarre Road have generally been extended sympathetically with roof extensions not projecting beyond existing ridge heights and projecting across an outrigger/side extension to an extent that is further than the depth of the ridge to the hipped end of the building. Moreover, No 52B Sarre Road roof extension was granted planning permission (2016/4699/P) in 2016 due to the officer felt that *'the proposed hip to gable roof extension is considered acceptable in this instance as it would match the roof profile of the adjoining property at No.54 and help to re-balance the appearance of this pair of semi-detached dwellings'* which is not applicable here.

2.2.9 It is acknowledged that the 2018 application ref. 2018/4497/P included a similar roof extension. However, the permitted roof extension did not cover almost the full extent of the existing roof, nor did it extend greater in height than the eaves level of the existing roof. It is also noted that previous extension was granted as it was within permitted development rights, which this proposal would not be.

2.2.10 As such, it is considered that the rear dormer extension would harm the visual quality of the townscape and the visual amenity of the host building and its setting with the neighbouring properties. The increased in bulk and scale of the roof form combined with the size and scale of the dormer roof extensions when viewed from neighbouring properties and the public domain, would represent an overbearing, dominant and incongruous addition that would detract from the character of the building and the urban design quality of the local area.

2.2.11 The proposal would be contrary to the advice on roof extensions contained within the CPG on Home Improvement. The proposal would undermine the architectural style and the composition of building and would overwhelm the size and physical characteristics of the host property. The proposal would fundamentally change the height and bulk of the roof which cannot be justified in the context of the character of the area, under policy D1.

2.2.12 In addition to the size and siting of the dormer being unacceptable, the architectural design and materials would also detract from the aesthetics of the host building. Due to the size, positions, proportions and alignment of the proposed window, when viewed in the context of the host building and from the street scene to the rear, with the existing first floor windows as they are currently

designed, the proposed windows would detract from the pattern and style of existing fenestration treatment, which would be harmful to visual amenity from rear gardens and local townscape to the rear. Thus, the proposed windows would also be contrary to policy D1 and the advice in the CPG on Home Improvement for this reason.

2.2.14 For the above reasons the proposal would be contrary to policy D1 (Design) of the LB Camden Local Plan 2017 and policy A14 Roof extension of the Fortune Green and West Hampstead Neighbourhood Development Plan (2015), and refusal is warranted on this basis.

2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.

Privacy:

2.3.2 The proposed new windows at roof level would be sited close to the boundary with no. 60 Sarre Road. However, the high level of these windows and their use as secondary habitable rooms (i.e. not a main living space) means that any overlooking towards neighbouring gardens would not be in excess of that which occurs at other neighbouring properties with roof extensions. For these reasons the proposal would not result in a loss of amenity for surrounding occupiers.

Light:

2.3.3 The proposal would result in an increase in the height of the roof. However, as the extensions would not project beyond the roof eaves on any elevation of the host building they would not have a significant impact on the amount of sunlight or daylight received within neighbouring properties. The hip-to-gable extension would be close to the second floor side window at 67A Minster Road, but as that window would not be entirely closed off, and given there is a secondary source of light to the same room at second floor level, it is considered that the loss of day/sunlight to the affected room would not be excessive. As such, the proposal is considered to be acceptable in this regard.

Outlook:

2.3.2 The additional mass on the roof would not result in a significant loss of outlook for any surrounding occupiers. The other properties in the surrounding area do not face directly towards the proposal and the openness and aspect of their gardens would not be significantly harmed. The outlook from the second floor window at no. 67A Minster Road, as referenced in the 'light' section above, would be slightly affected but it is noted the outlook from this window is already very limited. As such, the proposal would not have a significant effect on the existing outlook available to other neighbouring properties.

3.0 CONCLUSION

3.1 The proposed rear dormer extension, by virtue of its form, size, siting, scale, and design would represent an excessive, inappropriate and discordant feature on the building and in the streetscene, which would cause harm to the character and appearance of the area. As such, planning permission is refused.

4.0 RECOMMENDATION

Refuse Householder Planning Permission