

Delegated Report		Analysis sheet		Expiry Date:		03/02/2023	
		N/A / attached		Consultation Expiry Date:		2/04/2023	
Officer				Application Number(s)			
Sofie Fieldsend				2022/5429/P			
Application Address				Drawing Numbers			
Flat 4, 269 Goldhurst Terrace London NW6 3EP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of roof extension involving raising ridge height, rear dormer with inset terrace and front roof lights.							
Recommendation:		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed on the 8/03/2023 and the consultation period expired on the 1/04/2023. A press notice was advertised on 9/03/2023 and expired on 2/04/2023.</p> <p>- No objections were received.</p>					
Community groups/CAAC		n/a					

Site Description

The site is a two storey block of flats with an asymmetrical roof located on Goldhurst Terrace.

The site is not listed but is located within the South Hampstead Conservation Area and it is recognised as making a neutral contribution. To the south is grade-II-listed St Mary's Church.

Relevant History

Application site

None relevant

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden's Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Supplementary Guidance

CPG Design (2021)

CPG Home Improvements (2021)

CPG Amenity (2021)

South Hampstead conservation area appraisal and management strategy (2011)

Assessment

1.0 Proposals

1.1 Planning permission is sought for the erection of roof extension involving raising ridge height by 0.54m, rear dormer with inset terrace and four front roof lights.

1.2 The dormer will measure 4.7m wide, 4.9m deep and a height of 2.2m.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Heritage
- Impact on neighbouring amenity

3.0 Design and Heritage

Policy background

3.1 Policy D1 (Design) of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute

positively to the street frontage. Policy D2 (Heritage) states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 In support of this, the Council's 'CPG Design' makes clear that the that "the Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area".

3.3 . Additionally, CPG Home Improvements sets out that dormers should:

- 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 (ridge, eaves, side parapet walls);
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;
- The type, design and alignment of windows would relate to the ones below;
- The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;

3.4 The application site is located within the South Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.5 The South Hampstead Conservation Area statement also sets out guidelines for development, including dormers and roofscape works. It states that:

- 'Proposals which alter existing roof profiles will generally be resisted unless to replace unsightly later additions with less visually disruptive alternatives. Uncharacteristic roof forms will be unacceptable.'
- 'Recessed roof terraces may be allowed to the rear roof slope in line with CPG. However, raising the roof ridge and / or changing the roof pitch to the front, side or rear slopes is unlikely to be acceptable.'
- 'Roof lights may be considered acceptable if fitted flush with the roof and located on the rear roofslope. The individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area.'

3.6 The roof of this building has not been altered. This flat occupies part of the property which is currently set down 0.84m from the highest part of the roof and the proposal seeks to increase its ridge height by 0.54m (set down 0.3m from the highest part of the roof). This would be acceptable in principle as this element of the roof would still appear as a subordinate addition to the host property.

3.7 On the rear an oversized dominant dormer with an inset terrace is proposed which is not set down from the ridge height of this part of the roof. This would be visible from Goldhurst terrace and at the junction with Aberdare Gardens. It measures 4.7m wide, 4.9m deep and a height of 2.2m. It is contrary to the criteria for dormers in CPG Home Improvements set out above, as it does not appear as a subordinate addition on the roofslope, does not retain even distances to the roof margins and the windows do not follow a window hierarchy going up the building.

3.8 The inset terrace will have a frameless glass opaque balustrade, the use of glass within a conservation area and at high level is not appropriate and would appear as an incongruous feature. The dormer fenestration is annotated as 'timber or metal frame', it is acknowledged if the principle of the proposal was acceptable then the fenestration could be conditioned to match the existing fenestration on the rear elevation. Aside from the fenestration the dormer will be constructed of

matching materials to the existing roof, however the elevations appear to show the dormer clad in tile, when the roof is covered in brown concrete tiles that may not lend themselves to this use. But again if the development were acceptable a condition could be attached to confirm the materials of its final finish. A difference in materiality such as the use of Zinc may be more appropriate.

3.9 To the south of the site is a car park and a grade-II-listed St Mary's Church. Given the distance and the tree cover, it is not considered that the proposal will affect the setting of the listed church.

3.10 the property and its neighbours have not installed any rooflights. Four rooflights are proposed on the front roof slope, the number, scale and siting makes them appear cluttered and incongruous on roofslope. They would be highly visible from the street. Therefore the rear dormer and rooflights do not appear as subordinate additions (collectively) and would form a refusal for refusal.

3.11 Local Plan Policy D2, consistent with the National Planning Policy Framework, seeks to preserve and enhance heritage assets, stating that the Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

3.12 The proposed development would result in harm to the character and appearance of the South Hampstead Conservation Area. It is considered that there are no public benefits capable of outweighing this harm. Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal. As such, the application is therefore recommended for refusal on this basis.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the scale and siting of the alterations, they are not considered to harm the amenity of neighbouring occupiers in terms of privacy, outlook and light. The inset terrace would not impact on the privacy on residential occupiers to the rear as it does not offer direct overlooking in neighbouring windows.

5.0 Conclusions

5.1 The proposed rear dormer including glass balustrade and four front rooflights, by reason of their location, scale and siting would result in an incongruous and dominant additions that would be detrimental to the character and appearance of the host building, streetscene, and wider South Hampstead Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

6.0 Recommendation-

6.1 Refuse planning permission.