

Delegated Report		Analysis sheet	Expiry Date:	29/02/2024
		N/A	Consultation Expiry Date:	11/02/2024
Officer			Application Number(s)	
Blythe Smith			2023/5043/P	
Application Address			Drawing Numbers	
Flat D 13 Upper Park Road London Camden NW3 2UN			See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of side dormer and roof light.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	00
Summary of consultation responses:	<p>A site notice was put up on 12/01/2024 expired on the 05/02/2024 and an advert was placed in the local press on 18/01/2024 and expired on 11/02/2024.</p> <p>The 3 objections from neighbours concerns include:</p> <ul style="list-style-type: none"> - Side dormer would be detrimental to the building and conservation area <p><i>Officer comments: issues of design and heritage impacts are discussed below in section 3.</i></p>					
CAAC/Local groups comments:	<p>One letter of objection was received from the Parkhill CAAC, and one from the Belsize Society. Their objections can be summarised as below:</p> <p>The design of the dormers does not follow the Conservation Area guidelines with regards to the relationship between the dormers and the host roof, neither by the proposed location of the dormers, the individual dormer details nor the design of the fenestration.</p> <p><i>Officer comments: issues of design and heritage impacts are discussed below in section 3.</i></p>					

Site Description

The application site is the top floor flat of no.13 Upper Park Road, which is a three-storey plus basement semi detached house. The building is situated on the western side of Upper Park Road and is within the Parkhill and Upper Park conservation area. It is also noted as making a positive contribution to the conservation area in the associated statement.

Relevant History

Relevant Planning History:

Application Site – 13 Upper Park Road

2023/2623/P – Installation of 2x front and 2x side conservation area roof lights, 1x new roof light to existing flat roof and changes to the existing rear dormer to create an inset roof terrace. **Planning permission granted 10/10/2023.**

2010/5187/P – Replacement of rear dormer with inset roof terrace and installation of a new conservation rooflight to side (north elevation) roof slope of second and third floor maisonette (Class

C3). Planning permission granted 30/11/2010.

2007/5667/P – Erection of dormer to side slope of the existing roof together with the conversion of the loft space to create an additional self contained studio flat on the 3rd floor of the building.

Planning permission refused 29/01/2008.

Reasons for Refusal:

- 1) The proposed dormer window, by reason of its size and location, would appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the original building, the unimpaired roofline of which it forms part and the wider conservation area.
- 2) In the absence of a legal agreement to secure car-free housing the proposed development is likely to result in increased parking stress and congestion in the locality to the detriment of highway and pedestrian safety.

15 Upper Park Road

2023/2435/P - Provision of dormers to the rear and side roof slopes, installation of three roof lights and raising of the roof ridge to facilitate the conversion of roof space into a self-contained studio flat.

Planning permission refused 07/02/2024

Reasons for Refusal:

- 1) The proposed roof alterations, due to their scale, design and siting, would appear as prominent and incongruous additions to the host property that would be detrimental to the character and appearance of the host property, the pair of semi-detached dwellings of which the host property forms a part, and the Parkhill Conservation Area.
- 2) The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

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

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. This application proposes one side dormer to the existing hipped roof with a rooflight in the flat roof of the dormer, facilitating a loft bathroom space. The dormer would have a width of 2.5m, height of 1.3m and would project 2.4m.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are summarised as follows:
- Design and Heritage
 - Amenity

3. Design and Heritage

- 3.1. The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area; and Policy D2 states that the Council will preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by guidance in CPG Design and CPG Home improvements.
- 3.2. The application site is within the Parkhill and Upper Park Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Parkhill and Upper Park Conservation Area statement makes clear that roofscapes are important characteristics of the conservation area, and that *"it is important to preserve the appearance and profile of roofs where these form part of a homogenous stylistic group"*. It goes on to state that rooflights may be considered acceptable where *"fitted flush with the roof and significantly subordinate to the roof itself"*, and will generally not be acceptable where highly visibly or in dominant positions. In addition, in section 7.3, it states that 'Dormer windows or recessed roof terraces to the front or side slopes are normally unacceptable' The Home Improvements CPG states *"side dormer should balance carefully the dormer's quality with its impact on streetscene and wider area"* and *"the proportion of glazing should be greater than the solid area and dormer cheeks should be of a high quality design and materials"*.
- 3.3. The site is situated in the middle of a line of similarly proportioned semi-detached buildings, where there is a mostly uniform roofline. Three nearby properties have installed side dormers, Nos.6, 23 and 24, only one of these appears to have been granted permission in 1975 (No.23 app ref: F9/15/22/16657R2). The majority of properties along this street have retained the side roof form as originally built, with the occasional flush rooflight.
- 3.4. The proposed side dormer would replace an existing rooflight and would feature two windows, one traditional outwards facing window and a skylight on the flat roof of the dormer. This uniform pattern of roofs on Upper Park Road is stated as an important characteristic of the area by the Parkhill Conservation Area Appraisal, the subject property is defined as a positively contributing building within the same document. The dormer would therefore be at odds with the prevailing roof pattern and as such would appear as incongruous.

- 3.5. Whilst matching materials for the main body of the dormer is considered acceptable, the Home Improvements CPG states that the “type design and alignment of windows should replate to the ones below” and the glazing aspect of the dormer should be greater than the solid areas. The proposed dormer is mostly non-glazed with too much solid, while the structure itself is poorly designed by not being centrally located with an uneven window and is thus contrary to adopted planning guidance.
- 3.6. The proposed side dormer would disrupt the uniformity of the homogenous roofscape pattern of the paired villas, introduce a level of contemporary features that are insubordinate to the traditionally solid roof elevation, and be in a prominent and publicly visible location. The proposed development is therefore considered to pose harm to the character and appearance on the Parkhill Conservation Area and to the host dwelling and are not supportable from a conservation or design perspective.
- 3.7. The proposal would result in less than substantial harm and would fail to preserve or enhance the character and appearance of the conservation area, contrary to the requirements under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. There are insufficient public benefits to outweigh the harm, and as such refusal is warranted on this basis and would be contrary to Policies D1 and D2 of the Camden Local Plan 2017.

4. Amenity

- 4.1. 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, outlook and implications on daylight and sunlight.
- 4.2. In terms of amenity, the development is set within the roof scape and although some new views into the upper flank windows at no. 15 would be introduced, such views would be oblique and would be unlikely to cause significant amenity impacts in terms of overlooking. In addition, there is existing mutual overlooking at lower levels between the two properties. Given the scale of the dormer, it would not likely result in adverse loss of daylight and sunlight at these windows. Therefore, there would not be considered to be any significant impacts to privacy. Due to the nature of the development, there would be no substantial impacts in terms of loss of daylight and sunlight, outlook, or noise.
- 4.3. Therefore, the proposal complies with Policy A1 of the Local Plan.

5. Recommendation:

5.1. Refuse Planning Permission for the following reason:

- 5.1.1. The proposed dormer, by virtue of its scale, design and siting, would appear as a prominent and incongruous addition that would be detrimental to the character and appearance of the host property, the pair of semi-detached dwellings, and the Parkhill Conservation Area. As such, the proposed development would be contrary to Policies D1 (Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

