

Delegated Report		Analysis sheet		Expiry Date:		30/01/2024	
		N/A		Consultation Expiry Date:		25/02/2024	
Officer				Application Number(s)			
Lauren Ford				2023/5154/P			
Application Address				Drawing Numbers			
Flat 6 77 Greencroft Gardens London NW6 3LJ				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Additional Rear dormer at roof level.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
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>Site notices were displayed on 31/01/2024 and expired on 24/02/2024.</p> <p>An advert was displayed in the local press on 01/02/2024 and expired on 25/02/2024.</p> <p>No consultation responses were received.</p>						

Site Description

The application site comprises a three storied- semi-detached property comprising flats located on the southern side of Greencroft Gardens. The existing rear roof slope comprises 2x existing rear dormers, and 1x rooflight.

The site is within the South Hampstead Conservation Area and is identified as a positive contributor. No listed buildings are affected.

Relevant History

Relevant planning records at the application site:

2023/5157/P - *Balcony to the rear at second floor level and replacement of existing window with door to allow access to balcony. **Granted, 22/04/2024.***

PW9702045R1 - *The erection of two dormer windows and a velux window within the rear roof slope, together with three velux window in the main roofslope and one either side of the gable to the front roofslope, in connection with the provision of additional accommodation within the roofspace for two existing flats on the second floor, as shown on drawing numbers> 0001/08C, /09D, /25A and /40A. **Granted, 23/05/1997.***

Neighbouring sites:

2017/4360/P (83 Greencroft Gardens): *Extension to existing mansard roof to the rear, rear dormer extension onto the existing terrace and replacement of existing 2 dormer windows with single dormer extension to the rear. **Granted 2/09/2017.***

2010/2728/P (73 Greencroft Gardens): *Erection of inset dormer with roof terrace on rear roof slope for second and third floor maisonette (Class C3). **Granted 18/08/2010.***

2006/3158/P (67 Greencroft Gardens): *Erection of a dormer window, inset roof terrace and 1 rooflight to the rear roofslope of the building, installation of 7 rooflights to the front roof form and 2 new windows one in front elevation of gable and one at third floor level on flank elevation all in connection with the creation of a self-contained 3-bedroom residential flat (Class C3) within roof storey. **Granted, 29/09/2006.***

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG - Amenity

CPG – Home Improvements

Assessment

1. Proposal

1.1 Planning permission is sought for a rear dormer at roof level. The dormer would be positioned between the 2x existing dormers.

1.2 The drawings have been revised following submission whereby the size of the dormer has been reduced.

1.3 The proposed materials include hung tile and aluminium/timber windows.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design and Heritage
- Neighbouring Amenity

3. 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 contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2 The South Hampstead Conservation Area Statement states the following with respect to dormers:

- *Proposal for dormers within the conservation area will be considered on their own merit... In some cases they may not be acceptable due to the impact on the design of the roof, the host building and surrounding properties. Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.*
- *Extensions and new dormers should be subordinate to the existing building and not detract from its character by becoming over-dominant.*
- *Alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roof slope.*

3.3 The CPG (Home Improvements) states the following with respect to dormers:

- *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).*

3.4 The proposal seeks permission for a proud, large middle dormer that does not complement the existing roofscape which already comprises 2x dormers. The proposal would not be subordinate to the roof slope, resulting in dormers covering a large proportion of the rear roof slope. The scale of the dormer is also inappropriate given the context, whereby it would be larger than each of the 2x existing dormers. Further, it is not considered that the proposed dormer sits well within the two existing dormers which are already large and therefore exacerbates the visual dominance of the bulk rear dormer, contrary to Policy D1 of Camden's Local Plan.

3.5 Whilst the dormer has been revised during the process of the application, Officers do not consider that the revisions overcome Officers concerns. The proud, exceptionally large middle dormer does not compliment the existing two dormers in any way nor the wider roofscape or the building as a whole. The existing two dormers are set within the existing roof slope. This proposal seeks to insert and overly large dormer into the middle of the existing two and does not seek to provide consistency in any way through the detailed design.

3.6 Overall, the proposed design is not sensitive to the existing roof slope or the South Hampstead Conservation Area, and is not in accordance with relevant guidance.

- 3.7 While there are some other rear dormers along this side and area of Greencroft Gardens, these are not considered relevant precedent for the following reasons:
- 55 Greencroft Gardens: No relevant planning history available. Cannot be used as precedent.
 - 65 Greencroft Gardens: No relevant planning history available. Cannot be used as precedent.
 - 67 Greencroft Gardens: Granted on 29/09/2006 under reference 2006/3158/P. This was some time ago, and granted under a different set of policies and guidance and cannot be used as precedent.
 - 73 Greencroft Gardens: Granted on 18/08/2010 under reference 2010/2728/P. The scale and nature of this is different to that being sought through this application.
 - 81 Greencroft Gardens: Consent granted in 1984 (ref: 8401418) that included a roof extension. This was some time ago, and granted under a different set of policies and guidance and cannot be used as precedent.
 - 83 Greencroft Gardens: Granted on 02/09/2017 under reference 2017/4360/P. The scale and nature of this is different to that being sought through this application.
 - 90 Greencroft Gardens: No relevant planning history available. Cannot be used as precedent.
- 3.8 The fact that some of these dormers have no planning history indicates that they were likely established some time ago, before the requirement for planning permission, or when the relevant policies and guidance were different (many of these are not in accordance with current guidance). There are no similar recent approvals within the immediately surrounding area/along this side of Greencroft Gardens and within the South Hampstead Conservation Area.
- 3.9 The proposed dormer, due to its, scale, design and location, would fail to preserve the character and appearance of the South Hampstead Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3.10 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Neighbouring Amenity

- 4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity 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. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.
- 4.2 Given the nature and location of works (at roof level), the proposal would not result in any additional or unacceptable impact with respect to amenity related effects.
- 4.3 Therefore, the proposal complies with policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendation

- 5.1 It is recommended to Refuse planning permission for the following reasons:
- 5.2 The proposed additional rear dormer, by virtue of its dominance through scale, design and location, would result in an addition that would harm the host property and fail to preserve

the character and appearance of the South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.