

Delegated Report		Analysis sheet		Expiry Date:		10/07/2024	
		N/A		Consultation Expiry Date:		12/06/2024	
Officer				Application Number(s)			
Lauren Ford				2024/1046/P			
Application Address				Drawing Numbers			
48 Flat 2nd Floor Mazenod Avenue London NW6 4LR				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
One rear dormer on the main roof slope a dormer and terrace on the rear outrigger roof slope.							
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	02
Summary of consultation responses:		<p>Site notices were displayed on 19/05/2024 and expired on 12/06/2024.</p> <p>Two letters of objection were received on behalf of neighbouring occupiers. These can be summarised as follows:</p> <ul style="list-style-type: none"> • Changes in appropriate in scale and volume, and unsympathetic to the location • Larger than other examples along Mazenod Avenue. • Amenity: Overlooking, light, noise • Concerns regarding proposed materials • Impact on water supply • Subsidence 					
Kilburn Neighbourhood Forum		The Kilburn Neighbourhood Forum were invited for comment, however no response was received.					

Site Description

The application site comprises a three storied terraced property located on the western side of Mazenod Avenue. This application relates to flat comprising the top floor of the building.

The site is not within a conservation area, and no listed buildings are affected.

The site is within the Kilburn Neighbourhood Plan Area.

Relevant History

Relevant planning records at the application site:

None.

Neighbouring sites:

2006/4980/P (34 Mazenod Avenue): *Erection of dormer window and rooflight in rear roofslope, 3 rooflights in front roofslope and creation of terrace at rear second floor level to provide additional residential accommodation to existing second floor flat (Class C3). **Granted, 21/12/2006.***

2013/8240/P (32 Mazenod Avenue): *Erection of a rear dormer and a roof extension over back-addition and installation of 3x rooflights to front roofslope. **Granted, 02/04/2014.***

2011/6134/P (28 Mazenod Avenue): *Installation of two rooflights to the front roofslope, and a dormer extension with julliet balcony to the rear roofslope of top floor flat (Class C3). **Granted, 29/02/2012.***

2004/0986/P (50 Mazenod Avenue): *The creation of roof terrace at rear third floor level (on top of the existing rear extension) including the provision of a new doorway and the erection of perimeter railings. **Granted, 08/04/2004.***

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG - Amenity

CPG – Home Improvements

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Rear dormer on the main roof slope approximately 2.7m in height and 5.3m long.
- Dormer and terrace with skylights on the rear second floor outrigger roof. The dormer would occupy the portion of the roofslope closest to the main roofslope, with dimensions of approximately 2.7m (height), 3.5m (width) and 3.5m (depth). The remainder of the outrigger roofslope would be occupied by the proposed terrace.

- The proposed materials include reclaimed London stock brick and black anthra-zinc standing seam zinc cladding for the walls, grey single ply membrane flat roof and black anthra-zinc standing seam zinc for the roof and and black aluminium framed double glazed doors and windows. The terrace includes glass balustrades on the northern elevation.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design
- Neighbouring Amenity

3. Design

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.

3.2 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).*
- *Design of dormer would consider the hierarchy of windows openings in terms of size and proportion*
- *The type, design and alignment of windows would relate to the ones below*
- *Dormer materials should complement the main building and wider townscape.*

3.3 The proposed development includes a dormer on the main roof slope which would cover the majority of the rear roof slope, and a dormer and a covered terrace on the second floor outrigger roof which together would cover virtually the entirety of this roof slope. The proposal would not be subordinate to the existing roof slope or in proportion to the existing building, and would not integrate with the existing scale, form and proportions of the host property. The proposal would represent an overbearing, dominant and incongruous addition that would detract from the character of the building.

3.4 The dormer does not maintain even distances to the roof margins, nor does it sufficiently consider the hierarchy of windows, contrary to relevant guidance.

3.5 The rear roof slope of properties along this area and side of Mazenod Avenue are free from dormers and other roof extensions. The exception to this is properties further to the south of the application site (Nos 26, 28, 30, 32 and 34) which have alterations at roof level. These either were granted some time ago, prior to current policies or guidance or have no planning history and are therefore not considered as precedent. The fact that some of these extensions 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. It is also noted that these existing extensions do not appear to be in accordance with current guidance. Further, the only existing alterations present within the immediately surrounding environment on the second story outrigger roof is the roof terrace at No. 50.

3.6 The proposed roof terrace is to be covered with a solid structure which is to extend to the end of the existing outrigger. Consequently, this results in a overly large L shaped rear dormer. The rear dormer and terrace extension appears as an incongruous addition to the rear roof slope. Its scale and position within the roof slope is overly dominant and does not appear subservient to the host dwelling, detracting from its architectural integrity and the character and symmetry of the wider terrace.

3.7 With respect to materials, it is considered that the materials proposed for the walls and roof would detract from the aesthetics of the host building, and do not complement the local

character, nothing that the proposed development would be visible from Smyrna Road. Further, the use of glass balustrades for the terrace is not considered appropriate in this instance (as per the CPG – Home Improvements).

- 3.8 Overall, the proposed design fails to be subordinate to the host property, is not sensitive to the existing roof slope or surrounding context, would not integrate with the existing scale, form and proportions of the host property, does not comprise materials that complement the local character, and is not in accordance with relevant guidance, thereby detracting from the character and appearance of the host property and surrounding area, contrary to policy D1 of the Camden Local Plan 2017.

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 scale of the dormer and its windows, it is considered that it could result in potential overlooking effects into the roof terrace of No 50.
- 4.3 The proposed terrace includes 1.6m high balustrades. The height and glazed nature of these raises concerns surrounding potential overlooking and privacy related impacts on windows along the southern façade of 50 Mazonod Avenue.
- 4.4 No daylight and sunlight assessment has been provided, therefore it is unclear the impact that the roof extension would have on the lower level flats or surrounding properties with respect to overshadowing, daylight and sunlight.
- 4.5 The proposed development, due to its location, scale and relationship to neighbouring properties would result in harm to neighbouring amenity by way of overlooking and privacy effects, contrary to policy A1 of the Camden Local Plan 2017.

2. Conclusion and Recommendation

- 2.1 It is recommended to Refuse planning permission for the following reasons:
- The proposed development, by virtue of its Bulk, mass, scale, and design, would result in an addition that fails to preserve the character and appearance of the host property and surrounding area, contrary to policy D1 of the Camden Local Plan 2017.
 - The proposed development, due to its location, scale and relationship to neighbouring properties would result in harm to neighbouring amenity by way of overlooking and privacy effects, contrary to policy A1 of the Camden Local Plan 2017.