

Delegated Report		Analysis sheet		Expiry Date:		16/07/2024	
		N/A / attached		Consultation Expiry Date:		23/06/2024	
Officer				Application Number(s)			
Jennifer Dawson				2024/1994/P			
Application Address				Drawing Numbers			
44 Glenilla Road London Camden NW3 4AN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension. New dormer windows to north and east elevation and rooflights.							
Recommendation(s):		Refuse					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups				No. of responses	1	No. of objections	0
Summary of consultation responses:		No neighbour consultation responses					
CAAC groups comments:		No comment					
Belsize Society:		<p>The use of concrete roof tiles and uPVC windows does not enhance the Conservation Area and given this opportunity to improve this property we could prefer amending this aspect of the application as a condition of planning</p> <p><i>Officer Response: Materials have not been specified in the application. However, a condition could be attached to secure matching materials</i></p>					
Site Description							
This application relates to one of a pair of small, adjoining early 20th-century studio buildings on a corner site. The building is in use as a house, it is essentially single storey with a pitched roof which comprises a small mezzanine area for a single bedroom.							

The site is within the Belsize Conservation Area and the building is recognised as being a positive contributor in the Conservation Area Appraisal. The property is not listed.

Relevant History

No relevant applications at this site

Neighbouring Sites

42 Glenilla Road - 2008/2469/P - Erection of rear extension at ground and first floor level together with alterations to the roof, including the removal of existing side dormer window and its replacement with a rooflight; new window and door openings to front (Granted 09-09-2008)

2007/5673/P Erection of first floor rear extension, together with alterations to roof including the removal of existing dormer window and replacement with rooflights, various changes to the window and door openings on the front and rear elevations and the formation of a new boundary wall (Withdrawn)

Relevant Policies

The National Planning Policy Framework (NPPF) 2023

London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

Belsize Conservation Area Management Strategy 2002

Assessment

The proposal is for a (first floor) extension at roof level to the rear of the property, on the eastern corner, and 2 new dormers, one on a Glenilla Road elevation, and one to the east.

Design and Heritage

1.1. 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.

1.2. CPG Home Improvements 2021 notes that new roof levels should 'be subordinate to the host building; include features informed by the host building and surrounding context; and take the form of a traditional mansard, a modern interpretation or a more innovative approach, supported by pre-application advice. Surface finishes should respect and be sensitive to the physical and natural features to include the building's features. The original exterior wall finish of a building is an

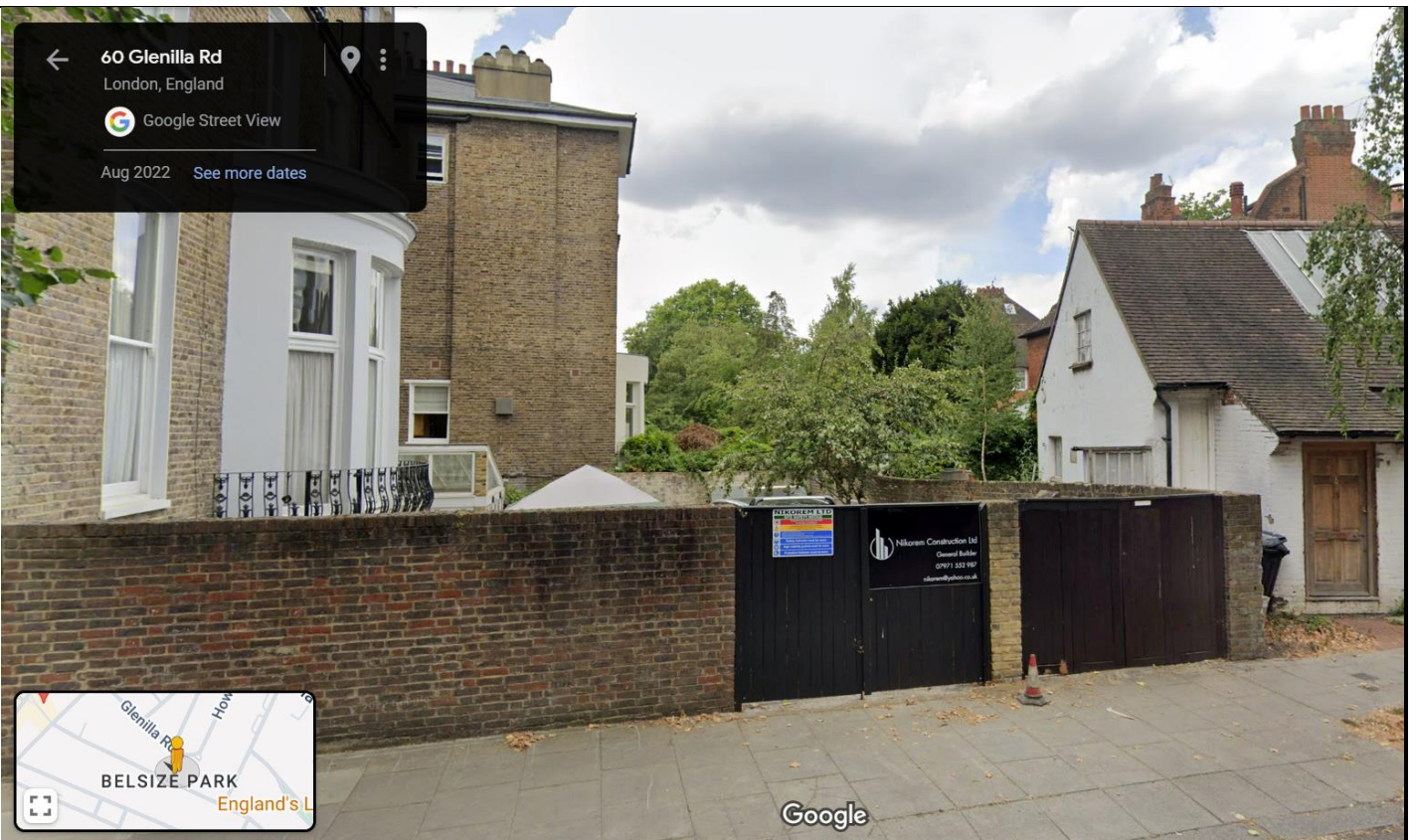
important aspect of its architecture and should be preserved, and the consistency of original elevation finishes can contribute positively to the character and appearance of a group of buildings.

- 1.3. CPG Design 2021 states that development should respond positively and sensitively to the existing context and integrate well its surroundings.
- 1.4. Nos. 42 and 44 read as a pair of separate pitched roof studios split with a valley roof and an elegant chimney stack in the middle between the two. Their significance within the Conservation Area largely relates to their original pitched roofs which accentuate the cottage style of architecture. This represents a historically significant feature of their character.
- 1.5. The distinctive pitched roofs, valley and the tall chimneys that exist between Nos.42 and 44 help the observer to read the buildings as two separate cottage style studios. The existing roof form is part of the architectural significance of the buildings. The buildings have a visually interesting form that results from both the compactness of the site and the function for which these buildings were originally constructed.
- 1.6. The form of the studio complexes – several small studios clustered together yet discernible as a collection of individual units is also part of their significance and their contribution to the character and appearance of the streetscape. The large windows onto Glenilla Road hint strongly towards their original studio function, and are very much part of the significance of these buildings and the contribution they make to the character and appearance of the streetscape and thus that of the conservation area.
- 1.7. The Belsize Conservation Area Appraisal states that '*Roof extensions and alterations which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:*
 - *It would be detrimental to the form and character of the existing building*
 - *The property forms part of a group or terrace which remains largely, but not completely unimpaired*
 - *The property forms part of a symmetrical composition, the balance of which would be upset*
 - *The roof is prominent, particularly in long views'*
- 1.8. The proposed first floor/roof extension will diminish the architectural integrity of Nos.42 and 44. The proposal neither preserves the integrity of the non-designated heritage assets, nor preserves, nor enhances the contribution they make to the character and appearance of the streetscape/conservation area. The studios on Glenilla Road are particularly unusual, and their physical distinctiveness should be preserved. The proposal is contrary to Policy D2 of the Camden Local Plan. Finally, the harm, which is less than substantial is not outweighed by public benefit (Paragraph 208, NPPF).
- 1.9. The increase in roof level will be most visible in comparison to the chimney stack. Currently 2.95m of the stack is visible from public views. The proposed roof extension will be 0.6m lower than the top of the roof stack. Whilst the ridge height of the proposed extension will be lower than the existing ridge line, the principle of a roof extension blocking the valley view is not permissible.
- 1.10. The proposed roof extension would provide an additional approx.12.5m² of additional space.
- 1.11. The L shape of 44 means that whilst the development will be to the rear of the property the proposed extension will appear to cut across the valley and alter the roof drastically. It is not subordinate nor is it contextual to the current property.



Picture of no.44 and 42 with approx proposed roof extension in red

- 1.12. In 2008 the application 2008/2469/P removed a harmful dormer that sat within the valley.
 - 1.13. The dormer window on the eastern elevation is subordinate and is considered acceptable in principle.
 - 1.14. No materials have been provided within the applications, we would request that any material match existing.
 - 1.15. The proposal does not meet policies D1 and D2 of the Camden Local Plan 2017. The new extension is of low quality, is not subordinate and causes harm to the building and Belsize conservation area.
- 2. Impact on amenity**
- 2.1. In addition to the harm to the visual appearance of the site and the Conservation Area, due to its siting, the proposed rear first floor/roof extension would be somewhat overbearing and would result in an increased sense of enclosure from within the garden of 34 Belsize Park Gardens to the rear.



- 2.2. The proposed extension would be below the current ridge line. However, with the window being flush with the existing elevation facing 34 Belsize Park Gardens it would result in a loss of outlook and increased sense of enclosure within the garden and from the bay window at the rear of this site.
- 2.3. The proposals would result in an added degree of overlooking of the rear garden of 34 Belsize Park Gardens. A new first floor bedroom window would be created close to the boundary with this site. There are no existing habitable room windows within the existing building on this elevation at first floor level. The new bedroom window would directly overlook the rear garden of 34 Belsize Park Gardens.
- 2.4. The additional height of building in proximity to the rear garden of 34 Belsize Park Gardens may result in a loss of daylight and increased overshadowing of the garden. In the absence of a Sunlight & Daylight Assessment it is considered that the proposal would overshadow / obscure the garden at the rear of 34 Belsize Park Gardens.

3. Summary and conclusion

- 3.1. The proposed first floor/roof extension, by reason of its siting, scale and design would be an incongruous and inappropriate addition to the building which would harm the architectural heritage of the pair of positively contributing buildings and would consequently harm the character and appearance of the Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. It is also contrary to the London Plan 2012 and the NPPF 2023.
- 3.2. The proposed first floor/roof extension would potentially result in unacceptable overlooking and a degree of overshadowing from the rear garden of 34 Belsize Park Gardens. Taken together with the partial loss of outlook and increased sense of enclosure which would result, the proposal would fail to protect the amenity of the occupiers of 34 Belsize Park Garden. The proposal is therefore contrary to policy A1 (Managing the impacts of development) of the Camden Local Plan 2017. It is also contrary to the London Plan 2012 and the NPPF 2023.

Recommendation: Refuse planning permission

